

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: East Kirkland & West Redmond / 93

Previous Physical Inspection: 1996 in 93-7 (as 74-7), 1999 in 93-15 (as 47-15)

Sales - Improved Summary:

Number of Sales: 731

Range of Sale Dates: 1/2002 - 11/2003

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$115,100	\$196,800	\$311,900	\$339,600	91.8%	9.76%
2004 Value	\$126,100	\$207,700	\$333,800	\$339,600	98.3%	9.54%
Change	+\$11,000	+\$10,900	+\$21,900		+6.5%	-0.22%
% Change	+9.6%	+5.5%	+7.0%		+7.1%	-2.25%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.22% and -2.25% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$118,200	\$175,900	\$294,100
2004 Value	\$129,500	\$186,600	\$316,100
Percent Change	+9.6%	+6.1%	+7.5%

Number of one to three unit residences in the Population: 6317

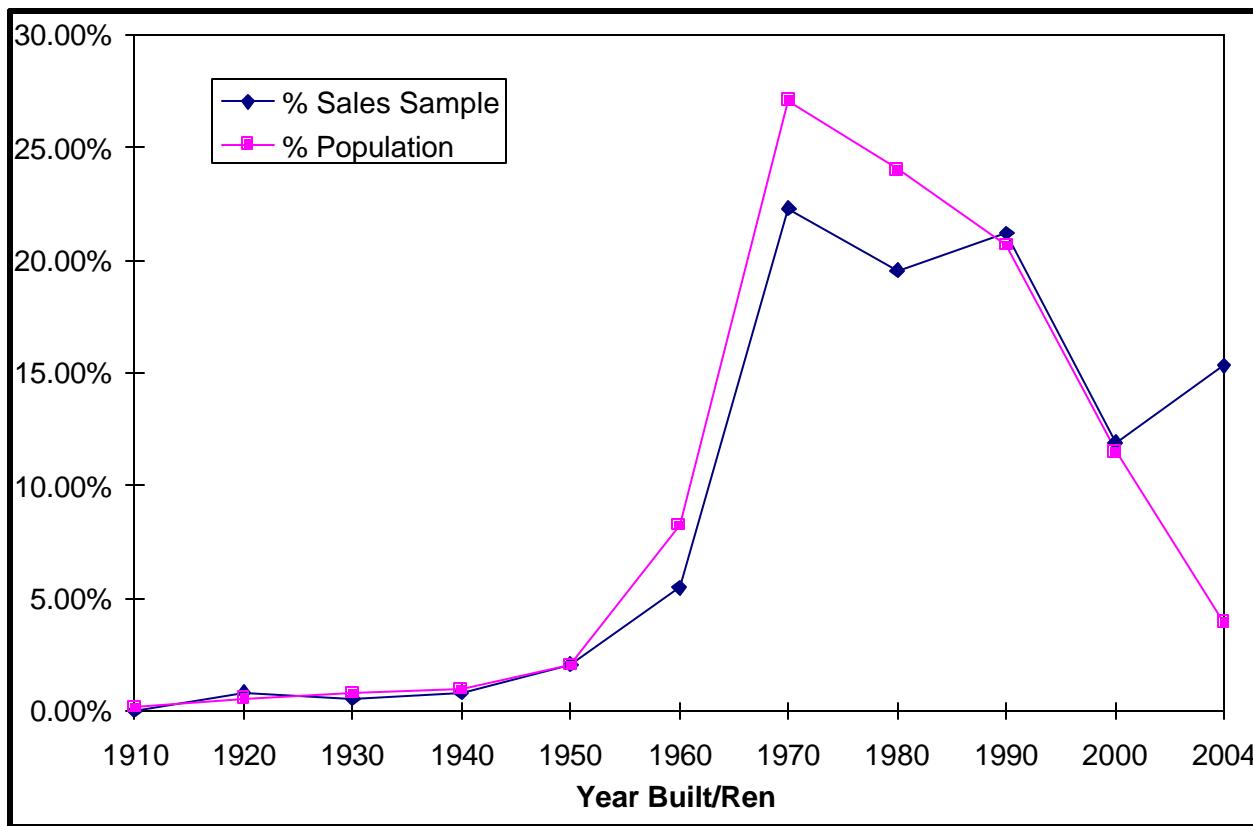
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that the COV and other statistical analysis parameters were acceptable but the level of assessment was far to low (weighted mean of .918). Applying an overall adjustment of 8% resulted in adjusting the weighted mean to .983. Exceptions to this are grade 10 homes and homes in plat 238740 (Ester Park). They were given the land adjustment but the total assessment remained the same from 2003 to 2004. This resulted in no overall adjustment for this strata of properties. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	6	0.82%
1930	4	0.55%
1940	6	0.82%
1950	15	2.05%
1960	40	5.47%
1970	163	22.30%
1980	143	19.56%
1990	155	21.20%
2000	87	11.90%
2004	112	15.32%
	731	

Population		
Year Built/Ren	Frequency	% Population
1910	12	0.19%
1920	35	0.55%
1930	50	0.79%
1940	62	0.98%
1950	128	2.03%
1960	521	8.25%
1970	1711	27.09%
1980	1517	24.01%
1990	1306	20.67%
2000	726	11.49%
2004	249	3.94%
	6317	

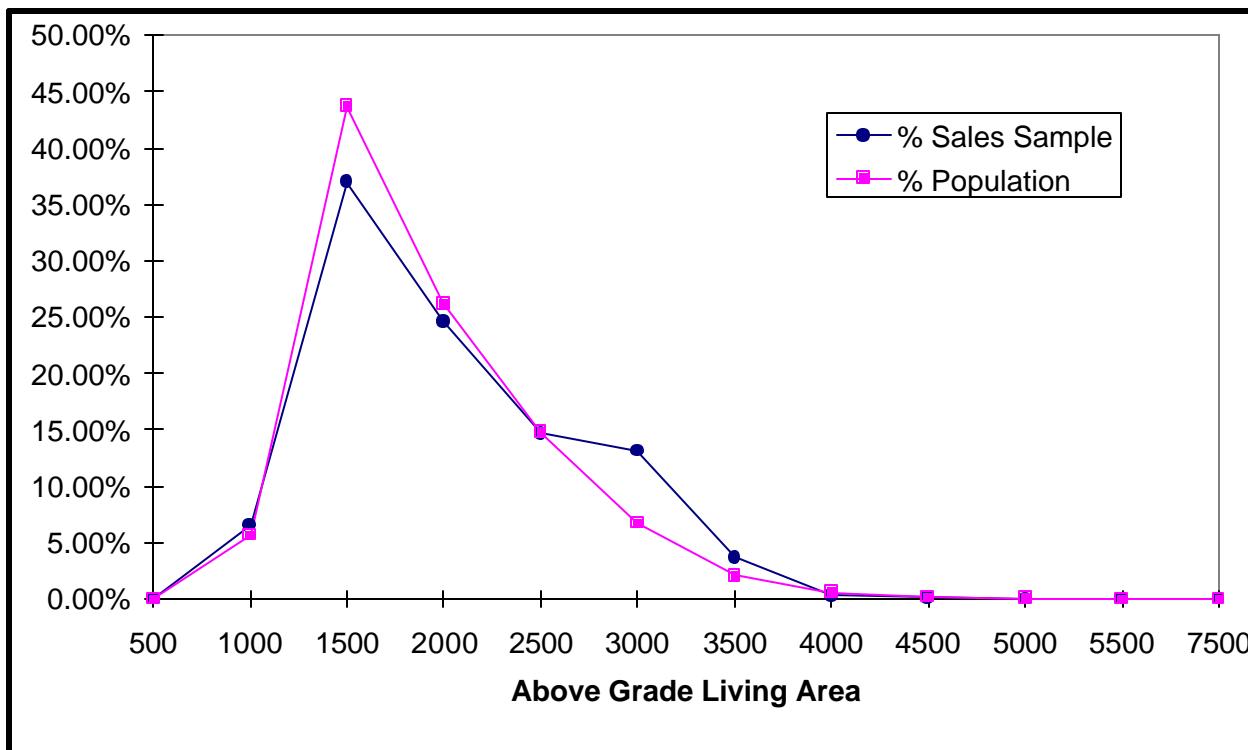


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	48	6.57%
1500	270	36.94%
2000	180	24.62%
2500	107	14.64%
3000	96	13.13%
3500	27	3.69%
4000	2	0.27%
4500	1	0.14%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		731

Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	359	5.68%
1500	2761	43.71%
2000	1656	26.21%
2500	931	14.74%
3000	425	6.73%
3500	130	2.06%
4000	38	0.60%
4500	12	0.19%
5000	5	0.08%
5500	0	0.00%
7500	0	0.00%
		6317

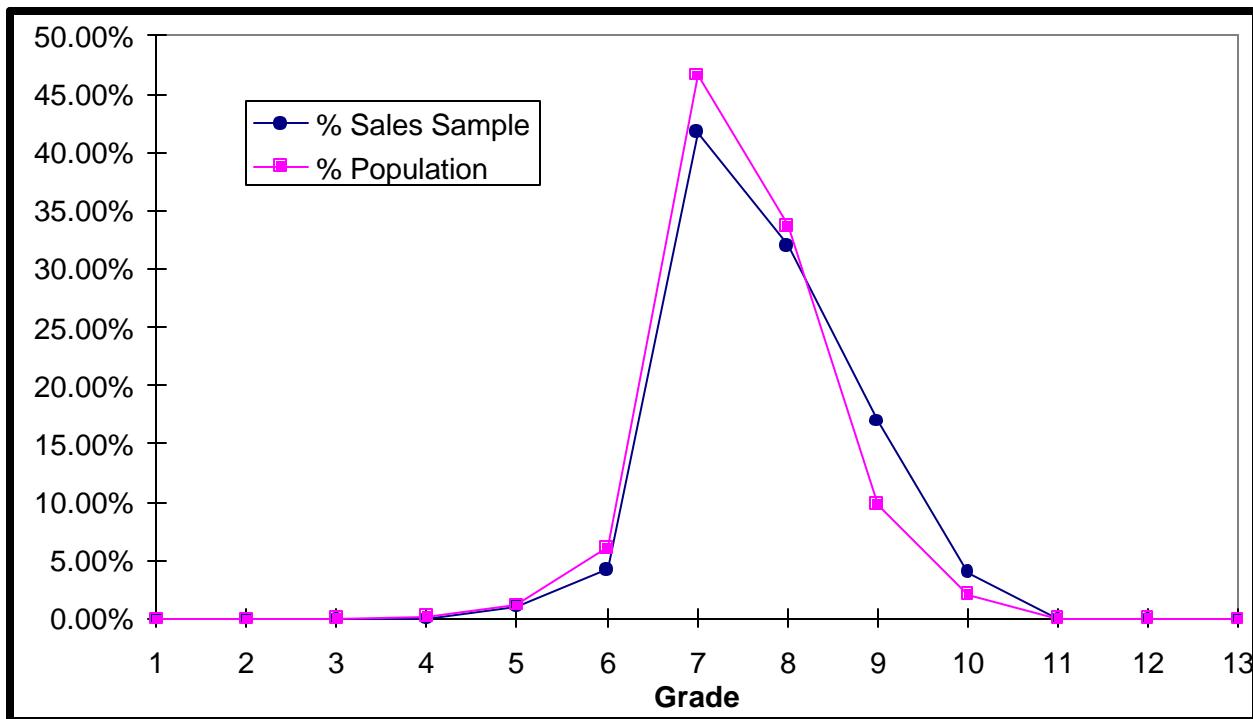


The sales sample frequency distribution follows the population distribution closely with regard to Above Grade Living Area. This distribution is adequate for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

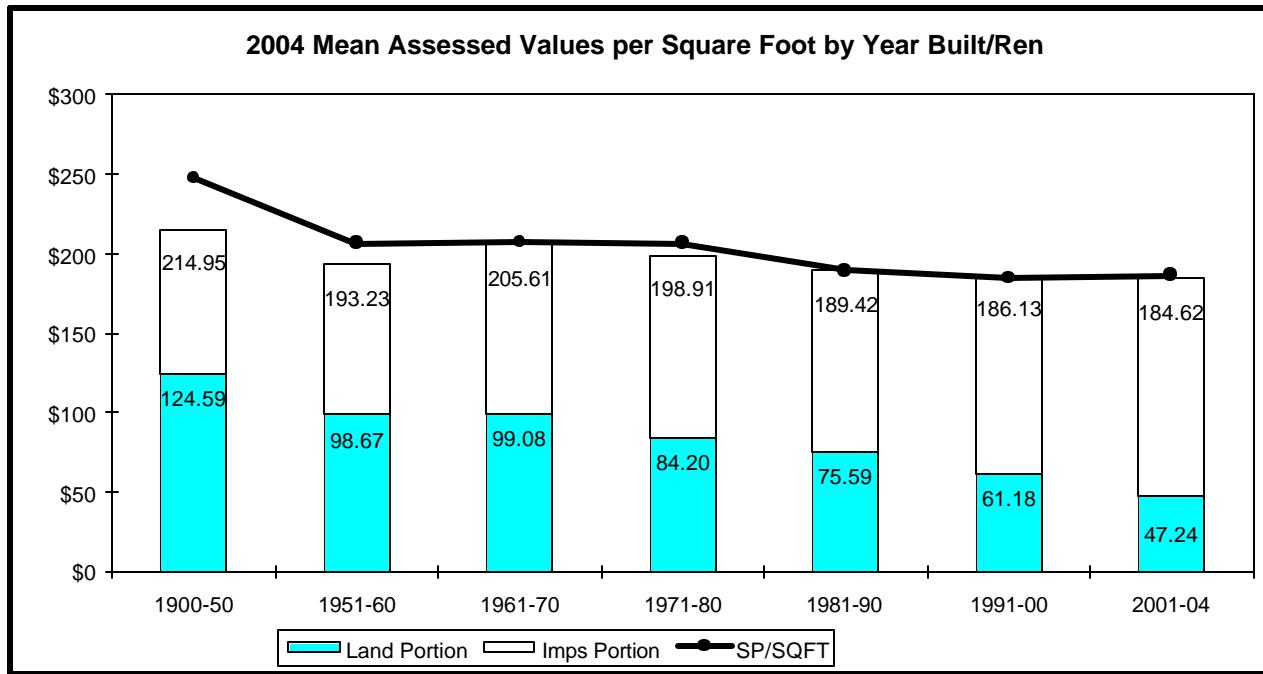
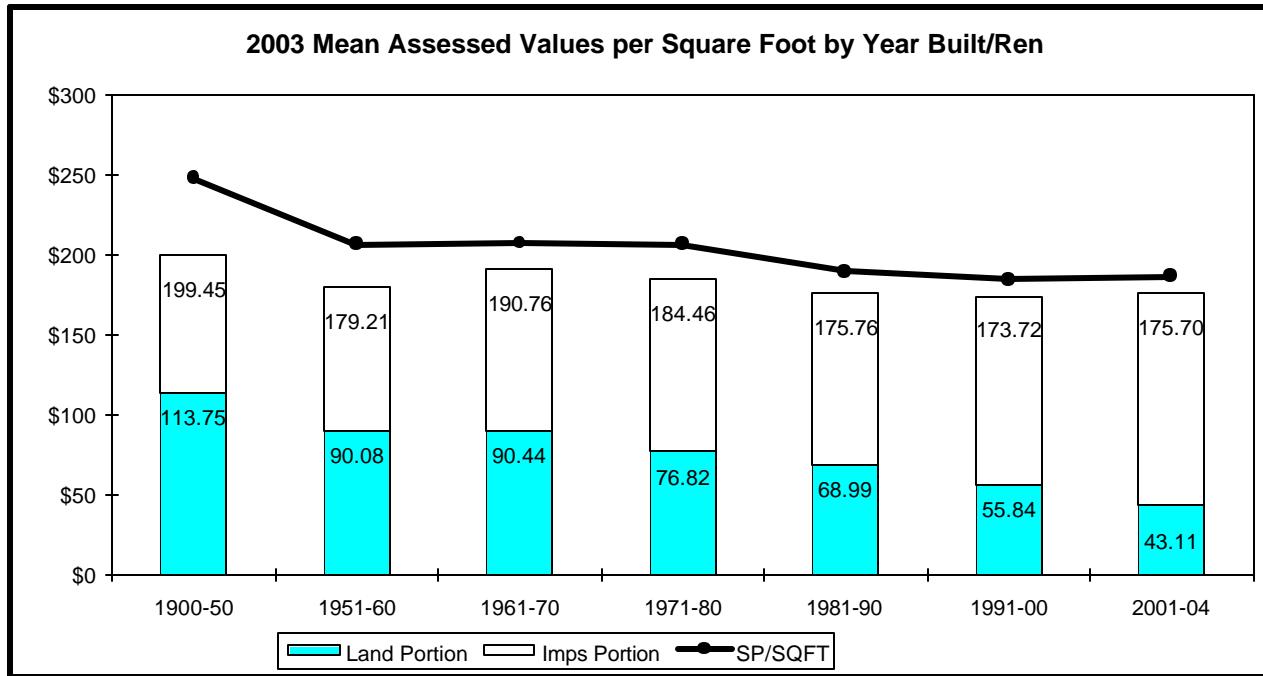
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	8	1.09%
6	31	4.24%
7	305	41.72%
8	234	32.01%
9	124	16.96%
10	29	3.97%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		731

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	15	0.24%
5	77	1.22%
6	386	6.11%
7	2946	46.64%
8	2131	33.73%
9	621	9.83%
10	133	2.11%
11	4	0.06%
12	3	0.05%
13	0	0.00%
		6317



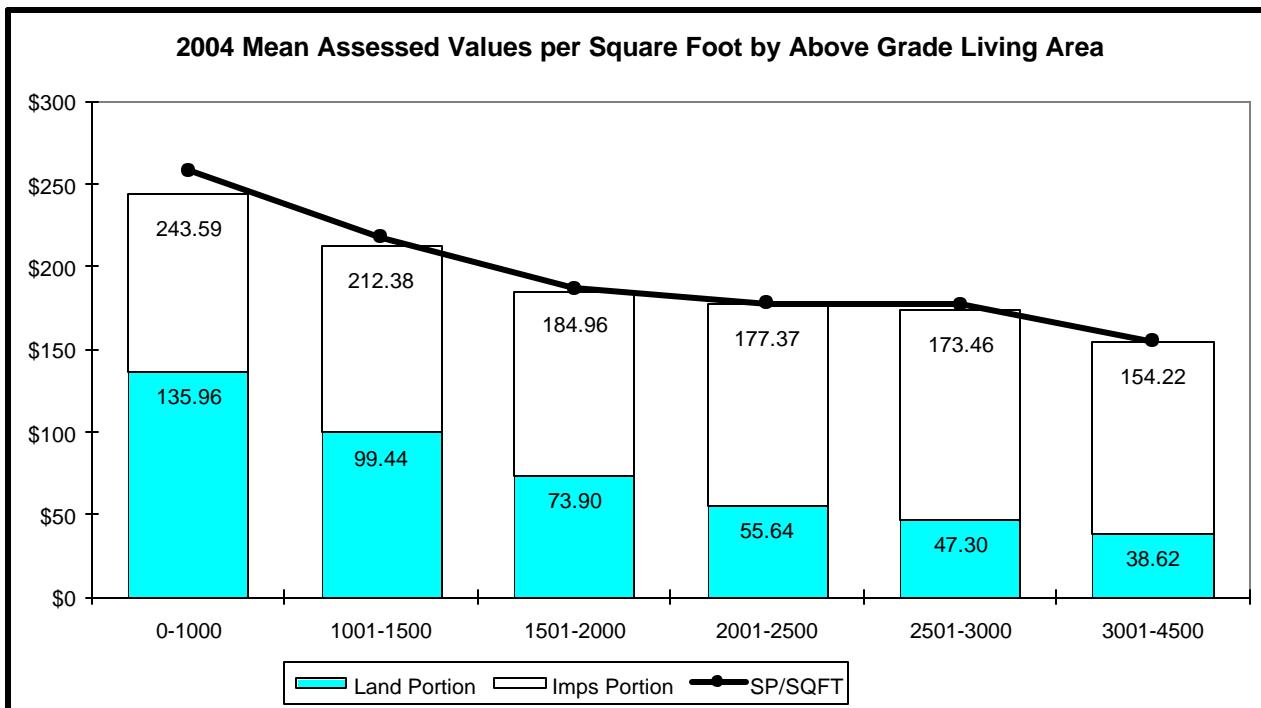
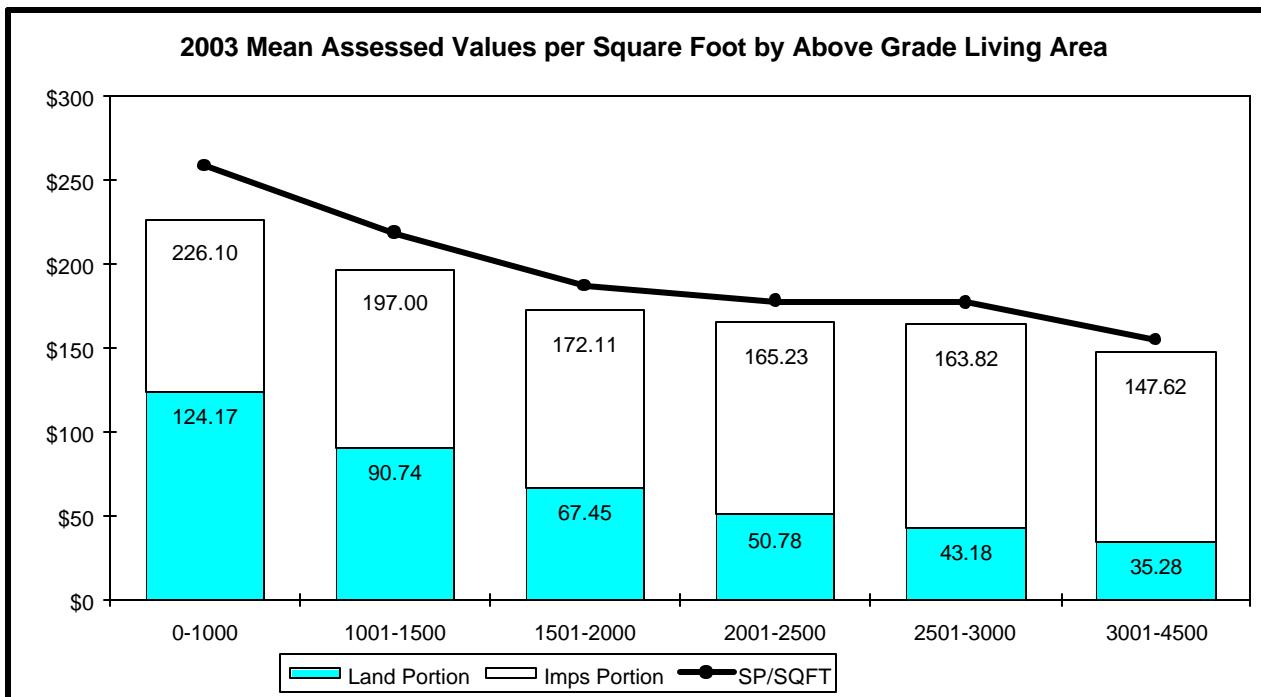
The sales sample frequency distribution follows the population distribution closely with regard to Building Grade. This distribution is adequate for both accurate analysis and appraisals.

**Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated**



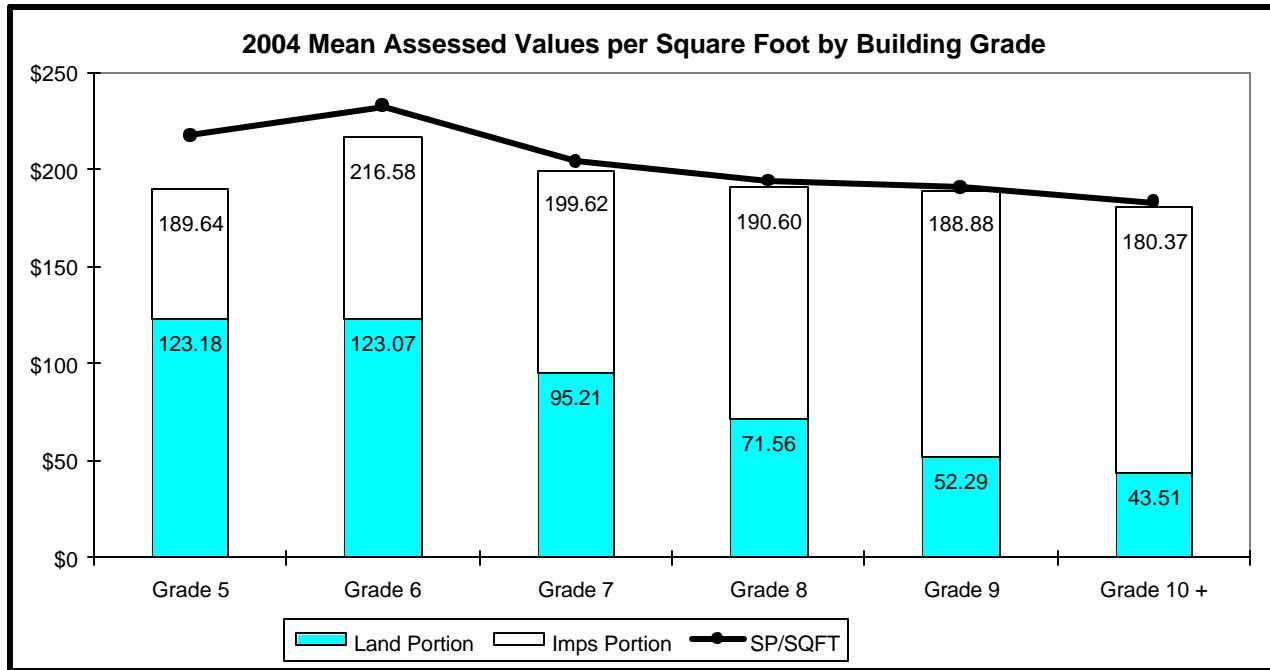
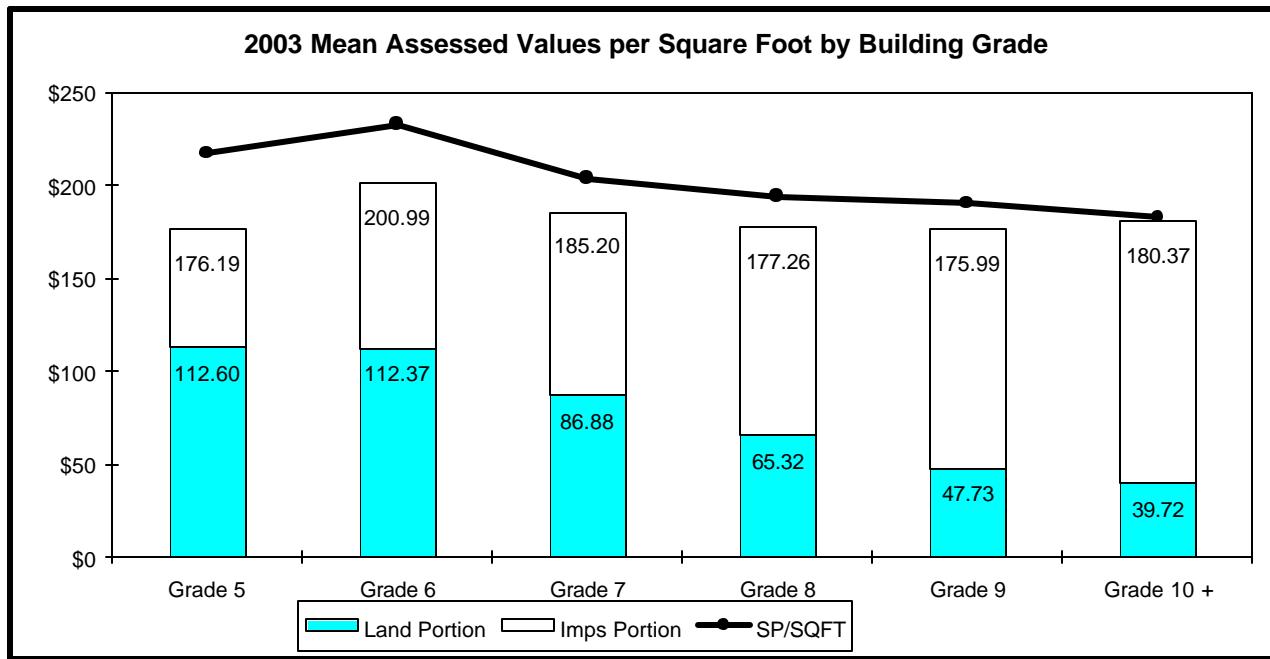
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. Improvements prior to 1960 and particularly 1950, are generally grades 5 and below. There were not enough sales within this strata to warrant an adjustment. The values shown in the improvements portion of the chart represent the value for land and improvements

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. Smaller homes are generally lower grade homes. There were not enough sales to warrant an adjustment for these properties. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2003 and 2004 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. There were not enough sales to warrant an adjustment for lower grade homes. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 11/4/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed January 14th, 2004 to test the resultant Assessment level using later 2003 sales. There were 60 additional useable improved sales. The weighted mean ratio dropped from .983 to .974 for single family residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on 12 single and 34 multi-parcel usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 9.6% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x 1.10, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 731 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that the COV and other statistical analysis parameters were acceptable but the level of assessment was far to low (weighted mean of .918). Applying an overall adjustment of 8% resulted in adjusting the weighted mean to .983. Exceptions to this are grade 10 homes and homes in plat 238740 (Ester Park). They were given the land adjustment but the total assessment remained the same from 2003 to 2004. This resulted in no overall adjustment for this strata of properties. There were insufficient sales of grade 5 and below homes and these properties were given the overall adjustment even though their assessment level appeared to be well below that of the other properties.

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .92 + (.08 \text{ if grade 10}) + (.08 \text{ if plat 238740})$$

The resulting total value is rounded down to the next \$1,000, *then:*

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Overall Adjustment is used to arrive at new total value (Previous Total Value * 1.08). The improvement value is the difference between the new overall and the new land value (Previous Total Value * 1.08 – Previous Land Value * 1.10)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then the previous value is added to the new land (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There was only one mobile home sale so a separate analysis was not possible. There are 20 mobile home parcels which will be valued using the Overall Adjustment. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = \text{Previous Total Value} * 1.08, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 93 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.00%

Grade 10	Yes
% Adjustment	0.00%
Plat 238740 (Ester Park)	Yes
% Adjustment	0.00%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

Grade 10 homes and Plat 238740 (Ester Park) would receive a 0% upward adjustment.

Generally, all parcels were at a lower assessment level than the sales indicated. Grade 10 and parcels in plat 238740 (Ester Park) were approximately at the proper assessment level and were given no upward adjustment. This model corrects for these strata differences.

97.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 93 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
238740	Ester Park	18	21	85.7%	SE 33-26-05	7	8 & 9	2001 thru 2002	124 th Ave NE

Area 93 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .983

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
5	8	0.806	0.876	8.7%	0.778	0.975
6	31	0.889	0.966	8.6%	0.921	1.011
7	305	0.910	0.988	8.5%	0.977	0.998
8	234	0.916	0.989	8.0%	0.978	1.001
9	124	0.922	0.993	7.7%	0.977	1.008
10	29	0.988	0.988	0.0%	0.953	1.022
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1911-1950	31	0.810	0.873	7.8%	0.829	0.917
1951-1960	40	0.870	0.938	7.8%	0.902	0.973
1961-1970	163	0.920	0.992	7.8%	0.978	1.006
1971-1980	143	0.898	0.969	7.8%	0.955	0.983
1981-1990	155	0.921	0.992	7.8%	0.978	1.006
1991-2000	87	0.943	1.007	6.8%	0.989	1.025
>2000	112	0.942	0.990	5.1%	0.974	1.005
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Poor	1	0.961	1.036	7.9%	N/A	N/A
Fair	2	1.002	1.079	7.7%	1.042	1.116
Average	569	0.923	0.986	6.9%	0.979	0.994
Good	146	0.898	0.968	7.8%	0.952	0.984
Very Good	13	0.887	0.956	7.8%	0.889	1.024
Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
0001-1000	48	0.879	0.947	7.7%	0.916	0.978
1001-1500	270	0.904	0.975	7.8%	0.963	0.987
1501-2000	180	0.922	0.990	7.4%	0.977	1.003
2001-2500	107	0.928	0.996	7.3%	0.978	1.013
2501-3000	96	0.925	0.979	5.8%	0.964	0.994
3001-4500	30	0.955	0.997	4.4%	0.966	1.029
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	710	0.918	0.983	7.0%	0.976	0.989
Yes	21	0.921	0.993	7.8%	0.959	1.028

Area 93 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is .983

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

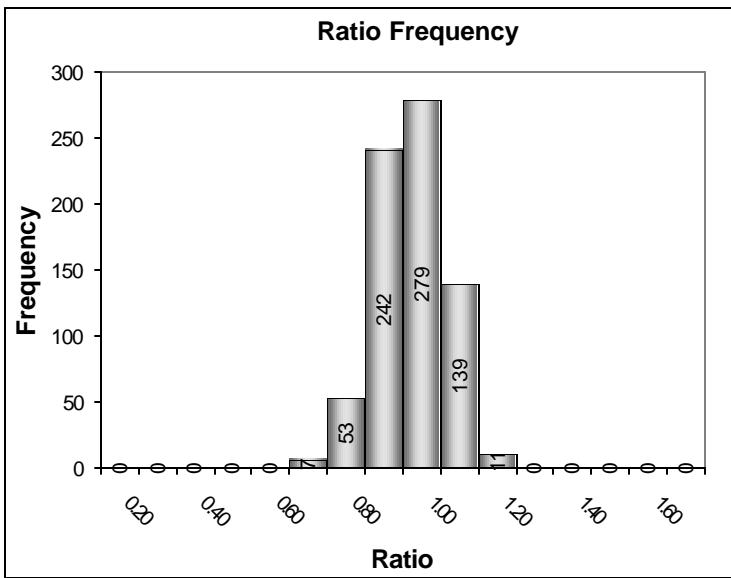
It is difficult to draw valid conclusions when the sales count is low.

Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	731	0.918	0.983	7.0%	0.976	0.990
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
7	331	0.915	0.977	6.8%	0.967	0.986
15	400	0.921	0.988	7.2%	0.978	0.997
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
<3000	20	0.932	1.005	7.8%	0.967	1.042
03000-05000	72	0.966	1.021	5.8%	1.000	1.043
05001-08000	228	0.919	0.979	6.6%	0.968	0.991
08001-12000	306	0.909	0.977	7.5%	0.968	0.987
12001-16000	62	0.906	0.977	7.8%	0.950	1.005
16001-20000	15	0.940	1.007	7.1%	0.948	1.066
20001-30000	17	0.890	0.961	7.9%	0.889	1.032
>30001	11	0.892	0.963	7.9%	0.905	1.020
Traffic	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
No	671	0.915	0.979	7.0%	0.972	0.986
Yes	60	0.962	1.032	7.3%	1.009	1.055
Major	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
238740 Ester Park	18	1.003	1.003	0.0%	0.977	1.029
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	376	0.898	0.968	7.8%	0.958	0.978
1.5	20	0.922	0.995	7.8%	0.944	1.045
2	335	0.935	0.995	6.4%	0.986	1.004

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: NE / Team 2	Lien Date: 01/01/2003	Date of Report: 2/10/2004	Sales Dates: 1/2002 - 12/2003
Area 93 - East Kirkland	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	731		
Mean Assessed Value	311,900		
Mean Sales Price	339,600		
Standard Deviation AV	93,050		
Standard Deviation SP	99,613		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.922		
Median Ratio	0.918		
Weighted Mean Ratio	0.918		
UNIFORMITY			
Lowest ratio	0.633		
Highest ratio:	1.175		
Coefficient of Dispersion	7.84%		
Standard Deviation	0.090		
Coefficient of Variation	9.76%		
Price Related Differential (PRD)	1.004		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.912		
Upper limit	0.929		
95% Confidence: Mean			
Lower limit	0.915		
Upper limit	0.928		
SAMPLE SIZE EVALUATION			
N (population size)	6317		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.090		
Recommended minimum:	13		
Actual sample size:	731		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	376		
# ratios above mean:	355		
Z:	0.777		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



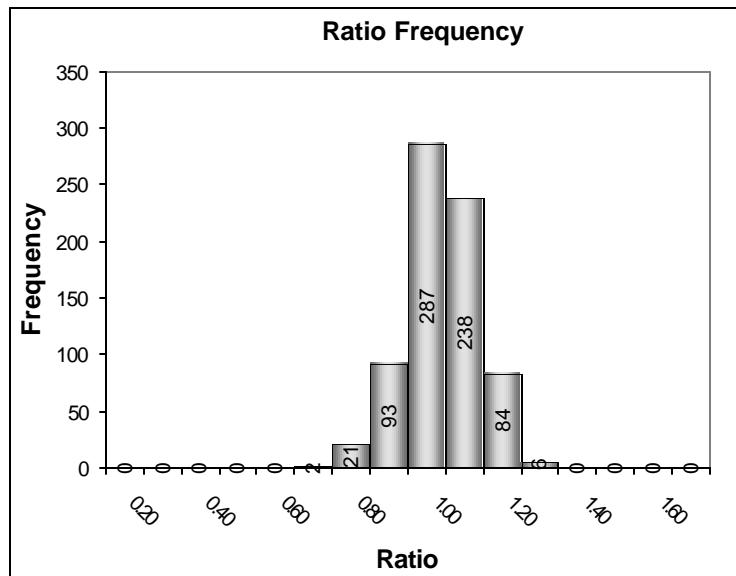
COMMENTS:

1 to 3 Unit Residences throughout area 93

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: NE / Team 2	Lien Date: 01/01/2004	Date of Report: 2/10/2004	Sales Dates: 1/2002 - 12/2003
Area 93 - East Kirkland	Appr ID: JPIE	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	731		
Mean Assessed Value	333,800		
Mean Sales Price	339,600		
Standard Deviation AV	95,742		
Standard Deviation SP	99,613		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.989		
Median Ratio	0.988		
Weighted Mean Ratio	0.983		
UNIFORMITY			
Lowest ratio	0.683		
Highest ratio:	1.266		
Coefficient of Dispersion	7.59%		
Standard Deviation	0.094		
Coefficient of Variation	9.54%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.981		
Upper limit	0.997		
95% Confidence: Mean			
Lower limit	0.982		
Upper limit	0.996		
SAMPLE SIZE EVALUATION			
N (population size)	6317		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.094		
Recommended minimum:	14		
Actual sample size:	731		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	374		
# ratios above mean:	357		
Z:	0.629		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 93

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	388810	0185	3/26/02	\$ 239,950	940	0	5	1950	3	13500	N	N	9518 130TH AV NE
007	123310	0800	11/18/02	\$ 216,500	1000	0	5	1940	3	14952	N	N	12713 NE 90TH ST
007	771730	0010	10/9/02	\$ 272,000	1070	0	5	1914	4	14803	N	N	10256 132ND AV NE
007	674370	0110	10/10/02	\$ 240,000	1080	0	5	1939	3	27846	N	N	10220 124TH AV NE
007	332605	9075	9/17/02	\$ 296,800	1960	0	5	1934	3	9151	N	N	11053 132ND AV NE
007	674370	0215	10/21/03	\$ 322,000	840	0	6	1933	5	14000	N	N	10064 126TH AV NE
007	124670	0121	8/27/02	\$ 253,500	940	0	6	1967	3	9360	N	N	10240 132ND AV NE
007	388810	0028	4/9/03	\$ 231,000	940	0	6	1969	5	9880	N	N	9713 130TH AV NE
007	123310	0726	8/25/03	\$ 339,000	1030	290	6	1948	3	17000	N	N	8724 126TH AV NE
007	867960	0090	5/21/03	\$ 257,000	1060	400	6	1961	3	12450	N	N	11001 126TH AV NE
007	932930	0070	10/2/02	\$ 234,000	1140	0	6	1981	4	7230	N	N	13222 NE 129TH PL
007	883520	0530	1/14/02	\$ 175,000	1140	0	6	1981	3	3255	N	N	13331 NE 137TH PL
007	663990	0180	12/27/02	\$ 214,000	1160	0	6	1947	3	10618	N	N	10026 SLATER AV NE
007	124670	0022	1/31/03	\$ 321,000	1190	0	6	1950	3	53578	N	N	10611 134TH AV NE
007	883521	0330	8/13/02	\$ 226,000	1390	0	6	1983	3	5000	N	N	13718 135TH AV NE
007	867960	0100	7/14/03	\$ 227,000	1390	360	6	1961	3	12450	N	N	11007 126TH AV NE
007	389510	0044	6/4/02	\$ 200,000	1630	0	6	1955	4	12475	N	N	13804 NE REDMOND WY
007	674170	0203	4/1/03	\$ 255,000	1730	0	6	1945	3	11735	N	N	12654 NE 95TH ST
007	511605	0110	6/11/02	\$ 175,000	760	0	7	1984	3	2968	N	N	8513 139TH AV NE
007	259240	0890	5/16/03	\$ 240,000	850	430	7	1971	3	7380	N	N	12912 NE 130TH ST
007	883521	0020	5/16/03	\$ 184,950	900	0	7	1982	3	3780	N	N	13202 NE 138TH PL
007	883521	0010	8/26/03	\$ 179,950	920	0	7	1981	3	5728	N	N	13200 NE 138TH PL
007	883520	0880	9/4/03	\$ 175,000	930	0	7	1981	3	2619	N	N	13318 NE 137TH PL
007	242301	0310	6/9/03	\$ 250,000	940	0	7	1977	3	6300	N	N	12617 NE 110TH ST
007	883520	0870	12/4/02	\$ 175,000	940	0	7	1981	3	3311	N	N	13320 NE 137TH PL
007	867960	0250	7/12/02	\$ 246,000	950	460	7	1977	3	8960	N	N	11102 126TH AV NE
007	123850	0359	10/11/02	\$ 213,000	1000	0	7	1961	3	12770	N	N	9115 128TH AV NE
007	259240	0090	6/2/03	\$ 231,000	1010	0	7	1970	3	7800	N	N	13109 129TH AV NE
007	124670	0181	12/19/02	\$ 215,000	1030	0	7	1955	3	14520	N	N	13230 NE 100TH ST
007	883520	0350	7/23/03	\$ 229,950	1040	0	7	1980	3	5066	N	N	13619 134TH CT NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883520	0320	1/7/03	\$ 205,000	1040	0	7	1980	3	4744	N	N	13631 134TH CT NE
007	032505	9175	6/25/02	\$ 278,000	1060	0	7	1941	3	15000	N	N	13605 NE 100TH ST
007	660850	0190	7/16/03	\$ 291,950	1070	0	7	1964	3	9975	N	N	12812 NE 112TH ST
007	548730	0310	1/8/02	\$ 225,000	1070	0	7	1963	3	10050	N	N	13038 NE 113TH ST
007	660850	0030	6/11/02	\$ 235,000	1070	500	7	1963	3	10350	N	N	13049 NE 112TH ST
007	894431	0200	6/21/02	\$ 265,000	1080	0	7	1989	3	6156	N	N	13448 135TH AV NE
007	663990	0162	6/14/02	\$ 270,000	1090	0	7	1962	3	14192	N	N	12204 NE 100TH ST
007	674370	0014	7/2/03	\$ 227,000	1090	0	7	1986	3	5995	N	N	10616 124TH AV NE
007	883520	0780	7/2/03	\$ 222,750	1100	0	7	1981	3	3646	N	N	13714 134TH AV NE
007	259240	0800	4/23/02	\$ 250,000	1110	430	7	1971	3	6930	N	N	12923 NE 130TH ST
007	419140	0030	8/15/03	\$ 276,000	1120	1120	7	1962	3	9975	N	N	13016 NE 87TH ST
007	511605	0460	3/20/02	\$ 195,000	1130	0	7	1984	3	1572	N	N	13807 NE 87TH ST
007	419150	0100	5/15/03	\$ 275,000	1140	0	7	1963	3	10500	N	N	13008 NE 102ND PL
007	511605	0130	7/25/03	\$ 230,000	1140	0	7	1984	3	4429	N	N	8514 139TH AV NE
007	883521	0250	7/8/03	\$ 210,000	1150	0	7	1981	3	3425	N	N	13400 NE 138TH PL
007	883521	0250	6/20/03	\$ 205,400	1150	0	7	1981	3	3425	N	N	13400 NE 138TH PL
007	883520	0250	7/2/02	\$ 237,000	1160	0	7	1981	3	5000	N	N	13426 NE 136TH PL
007	259240	0820	6/12/03	\$ 320,000	1170	780	7	1971	3	5950	N	N	12935 NE 130TH ST
007	674370	0342	10/22/03	\$ 295,000	1170	0	7	1959	3	15525	N	N	12642 NE 104TH ST
007	419150	0070	4/28/03	\$ 310,000	1170	1080	7	1963	3	10500	N	N	12848 NE 102ND PL
007	259240	0600	9/22/03	\$ 289,000	1170	0	7	1974	3	8075	N	N	12822 130TH AV NE
007	259240	0570	4/26/02	\$ 284,000	1170	380	7	1972	3	5330	N	N	12820 130TH CT NE
007	259240	1110	6/5/03	\$ 275,200	1170	0	7	1971	3	7500	N	N	12931 NE 131ST PL
007	259240	0060	8/22/03	\$ 252,700	1170	720	7	1970	3	5100	N	N	13129 129TH CT NE
007	124670	0057	1/29/02	\$ 255,000	1180	0	7	1986	3	15383	N	N	10418 132ND AV NE
007	883522	0100	7/29/02	\$ 181,000	1190	0	7	1983	3	3488	N	N	13240 NE 139TH PL
007	032505	9056	9/17/03	\$ 288,000	1200	0	7	1965	3	15000	N	N	13615 NE 100TH ST
007	742022	0120	10/15/02	\$ 310,000	1200	500	7	1993	3	7200	N	N	13009 NE 98TH PL
007	867960	0260	6/21/02	\$ 229,900	1200	0	7	1962	3	10140	N	N	11026 126TH AV NE
007	388810	0192	11/22/02	\$ 232,000	1200	0	7	1966	3	13300	N	N	9517 132ND AV NE
007	509680	0060	10/3/02	\$ 340,000	1210	950	7	1963	3	9000	N	N	12655 NE 87TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	932930	0040	11/21/02	\$ 291,000	1210	340	7	1981	3	7820	N	N	13236 NE 129TH PL
007	511605	0260	7/23/03	\$ 227,000	1220	0	7	1984	3	1576	N	N	8615 139TH AV NE
007	242302	0140	7/8/02	\$ 260,000	1220	480	7	1977	3	7875	N	N	12713 NE 112TH ST
007	894431	0190	7/10/03	\$ 210,000	1220	0	7	1989	3	4404	N	N	13444 135TH AV NE
007	242302	0250	2/18/03	\$ 275,000	1230	550	7	1977	3	6160	N	N	11215 127TH PL NE
007	242302	0260	2/11/03	\$ 266,950	1230	400	7	1977	3	5840	N	N	11205 127TH PL NE
007	683800	0390	10/31/03	\$ 256,100	1240	0	7	1986	3	2186	N	N	8730 133RD AV NE
007	259240	1040	9/20/02	\$ 258,000	1240	720	7	1972	4	7030	N	N	12912 NE 131ST ST
007	419140	0050	8/27/02	\$ 305,000	1250	580	7	1961	4	9120	N	N	13028 NE 87TH ST
007	511605	0440	12/18/02	\$ 224,950	1250	0	7	1984	3	2367	N	N	13815 NE 87TH ST
007	866340	0080	3/5/03	\$ 285,500	1250	600	7	1978	4	7560	N	N	13016 133RD PL NE
007	866340	0300	1/6/03	\$ 258,000	1250	600	7	1980	3	6800	N	N	13218 NE 131ST PL
007	342605	9042	7/3/02	\$ 385,000	1280	0	7	1992	3	39630	N	N	10922 132ND AV NE
007	883522	0230	6/28/02	\$ 176,000	1280	0	7	1982	3	3134	N	N	13227 NE 139TH PL
007	511605	0230	3/25/03	\$ 214,000	1290	0	7	1984	3	3758	N	N	8538 139TH AV NE
007	511605	0080	8/5/02	\$ 218,700	1300	0	7	1984	3	2629	N	N	8501 139TH AV NE
007	660850	0110	8/8/02	\$ 255,000	1320	0	7	1961	3	10350	N	N	12851 NE 112TH ST
007	511606	0170	9/23/02	\$ 219,500	1320	0	7	1984	3	2990	N	N	8613 137TH AV NE
007	242302	0010	2/22/02	\$ 241,000	1330	0	7	1977	3	8136	N	N	12625 NE 111TH PL
007	242302	0220	3/19/02	\$ 217,000	1330	0	7	1977	3	6699	N	N	11214 127TH PL NE
007	664790	0045	6/3/03	\$ 324,950	1340	0	7	1954	4	10795	N	N	13031 NE 88TH ST
007	511605	0020	8/15/03	\$ 224,950	1340	0	7	1986	3	1832	N	N	8414 139TH AV NE
007	511606	0190	10/31/02	\$ 216,500	1340	0	7	1984	3	1856	N	N	8605 137TH AV NE
007	511605	0060	6/5/03	\$ 223,100	1340	0	7	1984	3	4558	N	N	8502 139TH AV NE
007	147300	0040	10/27/03	\$ 240,000	1350	0	7	1961	4	9780	N	N	14230 NE 80TH PL
007	511606	0010	8/22/03	\$ 220,800	1350	0	7	1984	3	3206	N	N	13724 NE 87TH ST
007	674370	0306	6/18/03	\$ 293,000	1360	0	7	1967	3	10500	N	N	10604 126TH AV NE
007	674370	0018	2/5/03	\$ 300,000	1360	0	7	1993	3	12240	N	N	12420 NE 106TH LN
007	883520	0740	1/3/03	\$ 216,500	1370	0	7	1981	3	2728	N	N	13704 134TH AV NE
007	883522	0210	8/15/03	\$ 237,000	1370	0	7	1982	3	4790	N	N	13217 NE 139TH PL
007	883520	0750	3/19/02	\$ 202,000	1370	0	7	1981	3	2739	N	N	13706 134TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	445870	0110	7/10/02	\$ 235,000	1370	0	7	1967	3	12420	N	N	10416 128TH AV NE
007	445870	0120	3/7/02	\$ 230,000	1370	0	7	1965	3	12420	N	N	10424 128TH AV NE
007	332605	9201	9/22/03	\$ 285,000	1380	0	7	1979	3	12632	N	N	13010 NE 104TH ST
007	511605	0170	8/27/02	\$ 239,000	1380	0	7	1984	3	3581	N	N	8521 139TH AV NE
007	883521	0300	3/5/03	\$ 237,750	1390	0	7	1983	3	6257	N	N	13727 135TH AV NE
007	866340	0060	4/3/02	\$ 252,375	1390	0	7	1978	3	7560	N	N	13028 133RD PL NE
007	866340	0290	6/21/02	\$ 241,950	1390	0	7	1980	3	7500	N	N	13212 NE 131ST PL
007	674370	0079	10/16/03	\$ 280,000	1400	0	7	1993	3	7566	N	N	12504 NE 106TH LN
007	883521	0180	7/15/03	\$ 239,950	1410	0	7	1981	3	3300	N	N	13318 NE 138TH PL
007	123850	0906	9/20/02	\$ 344,000	1410	500	7	1962	4	18006	N	N	12221 NE 100TH ST
007	883521	0210	10/25/02	\$ 222,500	1410	0	7	1981	3	4048	N	N	13330 NE 138TH PL
007	242301	0360	4/15/03	\$ 296,000	1430	0	7	1976	3	8050	N	N	12649 NE 110TH ST
007	663990	0175	5/13/02	\$ 282,500	1430	0	7	1964	3	9792	N	N	12252 NE 100TH ST
007	663990	0175	2/18/03	\$ 273,000	1430	0	7	1964	3	9792	N	N	12252 NE 100TH ST
007	883522	0090	4/18/03	\$ 234,000	1440	0	7	1983	3	3488	N	N	13242 NE 139TH PL
007	511606	0120	10/16/02	\$ 222,500	1440	0	7	1984	3	2123	N	N	8612 137TH AV NE
007	124670	0111	1/15/03	\$ 263,950	1440	0	7	1967	4	10500	N	N	10420 134TH AV NE
007	883521	0190	4/25/02	\$ 220,000	1450	0	7	1981	3	3306	N	N	13322 NE 138TH PL
007	883522	0170	6/13/03	\$ 210,000	1450	0	7	1983	3	4125	N	N	13218 NE 139TH PL
007	388810	0056	5/8/02	\$ 304,000	1460	0	7	1951	3	14131	N	N	12844 NE 95TH ST
007	640270	0190	8/5/02	\$ 230,000	1460	0	7	1962	3	10695	N	N	10737 124TH AV NE
007	883521	0350	2/13/02	\$ 221,900	1470	0	7	1983	3	5000	N	N	13708 135TH AV NE
007	259240	0670	10/16/03	\$ 280,000	1480	0	7	1974	3	9450	N	N	12835 130TH AV NE
007	388810	0131	10/8/03	\$ 247,500	1480	0	7	1952	3	17420	N	N	8807 132ND AV NE
007	883520	0280	11/4/03	\$ 255,000	1510	0	7	1982	3	5137	N	N	13618 134TH CT NE
007	242300	0070	5/2/02	\$ 275,000	1510	0	7	1976	3	9180	N	N	10721 127TH AV NE
007	221609	0240	5/21/02	\$ 353,000	1520	610	7	1948	4	14069	N	N	12452 NE 104TH ST
007	660850	0270	2/13/02	\$ 215,000	1530	0	7	1961	3	10125	N	N	13010 NE 112TH ST
007	883520	0340	11/22/02	\$ 249,000	1540	0	7	1980	3	4289	N	N	13623 134TH CT NE
007	332605	9115	10/21/02	\$ 385,000	1540	0	7	1960	3	43879	N	N	10407 132ND AV NE
007	883520	0060	12/31/02	\$ 233,950	1540	0	7	1980	3	4091	N	N	13327 NE 136TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	883520	0690	2/8/02	\$ 224,900	1540	0	7	1981	3	5841	N	N	13424 NE 137TH PL
007	389310	1044	8/16/02	\$ 272,000	1560	0	7	1981	3	11362	N	N	12122 NE 108TH ST
007	131295	0120	7/26/03	\$ 299,950	1570	0	7	1973	3	10875	N	N	13029 NE 109TH PL
007	683800	0750	6/19/03	\$ 308,950	1570	0	7	1986	3	3152	N	N	8723 132ND PL NE
007	674170	0200	4/12/02	\$ 240,000	1570	0	7	1954	4	8692	N	N	9535 128TH AV NE
007	548730	0090	3/29/03	\$ 268,600	1610	0	7	1966	3	10500	N	N	13001 NE 113TH ST
007	259240	0190	9/30/03	\$ 270,000	1620	0	7	1972	3	9100	N	N	12807 129TH AV NE
007	742022	0040	10/10/03	\$ 325,000	1640	0	7	1993	3	7202	N	N	13016 NE 98TH PL
007	742022	0050	11/8/02	\$ 299,000	1640	0	7	1993	3	7204	N	N	13022 NE 98TH PL
007	123850	0281	8/16/02	\$ 270,000	1700	0	7	1954	3	11727	N	N	12615 NE 95TH ST
007	342605	9093	7/24/03	\$ 440,000	1710	0	7	1978	3	29928	N	N	11026 132ND AV NE
007	419140	0060	11/15/02	\$ 273,173	1720	0	7	1961	4	9028	N	N	8620 131ST AV NE
007	894431	0320	7/23/02	\$ 276,000	1720	0	7	1989	3	5012	N	N	13328 NE 135TH ST
007	332605	9120	4/22/03	\$ 283,000	1740	0	7	1961	3	9583	N	N	10205 132ND AV NE
007	124190	0007	7/25/03	\$ 425,000	1750	0	7	1925	5	7000	N	N	12824 NE 86TH ST
007	242300	0120	2/5/03	\$ 279,000	1780	0	7	1975	3	7227	N	N	10710 126TH PL NE
007	222605	9066	6/26/03	\$ 335,000	1780	180	7	1968	3	50235	N	N	13648 NE 137TH ST
007	032505	9093	6/11/03	\$ 318,000	1800	0	7	1990	3	18500	N	N	9336 132ND AV NE
007	683800	0730	8/19/02	\$ 315,000	1830	0	7	1987	3	4127	N	N	8831 132ND PL NE
007	242301	0240	4/3/03	\$ 299,850	1840	0	7	1976	3	6600	N	N	11011 127TH PL NE
007	883520	0230	6/24/03	\$ 265,000	1850	0	7	1981	3	5444	N	N	13617 135TH AV NE
007	883520	0620	5/1/03	\$ 245,000	1850	0	7	1981	3	5225	N	N	13427 NE 137TH PL
007	242300	0080	8/15/03	\$ 315,000	1860	0	7	1976	3	7575	N	N	10715 127TH AV NE
007	683800	0050	7/25/03	\$ 370,000	1870	530	7	1986	3	4213	N	N	8506 134TH CT NE
007	032505	9080	7/2/02	\$ 369,900	1880	0	7	1976	3	44431	N	N	8622 142ND AV NE
007	259240	0940	1/17/03	\$ 266,000	1910	0	7	1972	3	6570	N	N	12923 NE 131ST ST
007	234000	0060	1/28/03	\$ 314,950	1920	0	7	1968	4	9375	N	N	12818 NE 91ST ST
007	259240	0550	2/11/03	\$ 269,900	1980	0	7	1974	3	6660	N	N	12812 130TH CT NE
007	883521	0290	1/6/03	\$ 267,000	2040	0	7	1983	3	5209	N	N	13723 135TH AV NE
007	259240	0250	12/6/02	\$ 272,000	2130	0	7	1972	3	7200	N	N	12919 NE 128TH PL
007	272605	9046	7/29/02	\$ 305,000	2180	0	7	2001	3	10690	N	N	13008 132ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	282605	9184	8/26/02	\$ 284,500	910	740	8	1976	3	9583	N	N	13117 NE 128TH PL
007	242300	0470	5/23/03	\$ 265,000	1140	550	8	1976	3	7500	N	N	10711 126TH AV NE
007	332605	9227	5/6/02	\$ 315,000	1140	500	8	1992	3	9216	N	N	13114 NE 100TH ST
007	256490	0360	5/16/02	\$ 255,000	1150	0	8	1982	3	8470	N	N	11408 127TH AV NE
007	242300	0240	9/24/02	\$ 258,500	1160	300	8	1976	3	7590	N	N	10908 127TH PL NE
007	256490	0320	2/14/02	\$ 261,000	1160	430	8	1981	3	7350	N	N	12614 NE 114TH PL
007	256490	0410	3/21/03	\$ 305,000	1200	400	8	1981	3	7600	N	N	12705 NE 114TH ST
007	548730	0170	6/17/02	\$ 328,500	1210	420	8	1977	3	10500	N	N	12805 NE 113TH ST
007	548730	0190	1/25/02	\$ 294,000	1210	420	8	1977	3	9750	N	N	12812 NE 113TH ST
007	242300	0300	9/20/02	\$ 269,950	1220	620	8	1976	3	7350	N	N	10916 126TH PL NE
007	640331	0120	8/20/03	\$ 339,950	1230	830	8	1976	3	7425	N	N	12850 NE 107TH PL
007	640331	0060	7/3/03	\$ 335,000	1230	420	8	1976	3	10150	N	N	12829 NE 107TH PL
007	743630	0030	10/8/03	\$ 345,000	1260	718	8	1997	3	5156	N	N	12526 NE 101ST ST
007	613950	0230	10/22/03	\$ 292,000	1270	470	8	1976	3	7350	N	N	12814 NE 106TH PL
007	781200	0010	3/11/02	\$ 315,000	1300	740	8	1989	3	14529	N	N	13243 NE 110TH CT
007	663990	0213	1/10/02	\$ 245,000	1320	310	8	1997	3	1653	N	N	12320 NE 101ST LN
007	173710	0400	9/24/03	\$ 329,900	1350	430	8	1982	3	7350	N	N	13002 NE 111TH PL
007	242300	0360	6/10/03	\$ 349,950	1360	720	8	1975	3	7200	N	N	10733 126TH PL NE
007	613950	0050	2/13/03	\$ 366,500	1400	780	8	1976	4	8500	N	N	12829 NE 106TH PL
007	613950	0030	9/11/02	\$ 378,000	1410	360	8	1976	3	9000	N	N	12813 NE 106TH PL
007	812630	0170	7/31/03	\$ 350,000	1410	910	8	1981	3	60984	N	N	11700 134TH PL NE
007	812630	0410	9/8/03	\$ 364,900	1470	0	8	1979	3	12000	N	N	13203 NE 118TH CT
007	272605	9020	5/6/02	\$ 308,000	1500	0	8	1976	3	21717	N	N	13106 134TH AV NE
007	923780	0130	6/13/03	\$ 320,000	1510	0	8	1988	3	8832	N	N	8303 141ST AV NE
007	674370	0357	2/21/03	\$ 316,950	1540	0	8	1968	3	14700	N	N	12708 NE 105TH CT
007	147300	0100	2/26/02	\$ 322,000	1540	1460	8	1960	4	8840	N	N	14223 NE 80TH PL
007	123850	0308	5/17/02	\$ 312,000	1540	0	8	1989	3	7480	N	N	12611 NE 94TH WY
007	124190	0009	10/17/03	\$ 306,500	1560	0	8	1994	3	7200	N	N	12826 NE 86TH ST
007	812630	0400	9/12/03	\$ 344,900	1570	460	8	1979	3	10800	N	N	11703 132ND PL NE
007	123850	0289	11/14/02	\$ 304,000	1590	0	8	1988	3	7440	N	N	12730 NE 94TH CT
007	781410	0060	2/21/02	\$ 285,000	1610	0	8	1996	3	7212	N	N	12107 NE 107TH ST

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Area 93
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	664835	0020	5/27/03	\$ 279,950	1620	0	8	1987	3	7514	N	N	14207 NE 84TH CT
007	742020	0160	4/15/02	\$ 329,950	1630	0	8	1989	3	7200	N	N	10033 131ST PL NE
007	123850	0303	9/26/03	\$ 325,000	1630	0	8	1989	3	6160	N	N	12618 NE 94TH WY
007	541530	0070	10/28/02	\$ 282,000	1630	0	8	1987	4	7350	N	N	12815 133RD PL NE
007	541530	0060	8/22/03	\$ 367,500	1640	760	8	1987	3	8620	N	N	12819 133RD PL NE
007	943010	0340	5/20/02	\$ 322,000	1640	0	8	1995	3	7522	N	N	9302 135TH PL NE
007	123850	0302	5/20/02	\$ 308,499	1690	0	8	1989	3	6160	N	N	12610 NE 94TH WY
007	123850	0505	5/8/02	\$ 355,000	1720	0	8	1995	3	7942	N	N	12528 NE 94TH ST
007	663990	0300	7/12/02	\$ 342,000	1730	0	8	2000	3	4419	N	N	12201 NE 105TH ST
007	238740	0050	4/11/02	\$ 349,990	1740	0	8	2002	3	4387	N	N	12407 NE 103RD PL
007	238740	0010	2/20/02	\$ 349,990	1770	0	8	2001	3	4507	N	N	12408 NE 103RD PL
007	674170	0253	6/26/03	\$ 351,000	1780	0	8	1990	3	7201	N	N	9743 128TH AV NE
007	794140	0050	7/3/03	\$ 347,000	1800	0	8	1989	3	7326	N	N	12828 NE 103RD PL
007	812630	0380	2/20/03	\$ 309,500	1800	0	8	1987	3	11200	N	N	11805 132ND PL NE
007	743630	0060	6/6/03	\$ 357,000	1810	0	8	1997	3	5568	N	N	10112 125th AVE NE
007	742780	0130	8/14/03	\$ 305,000	1830	0	8	1989	3	6738	N	N	12708 NE 97TH PL
007	742780	0030	4/11/02	\$ 292,100	1840	0	8	1989	3	4997	N	N	9821 128TH AV NE
007	943011	0290	8/15/02	\$ 400,000	1860	0	8	1995	3	8359	N	N	13744 NE 93RD CT
007	943010	0200	3/21/03	\$ 387,950	1860	0	8	1995	3	7833	N	N	13730 NE 93RD CT
007	124670	0210	10/15/03	\$ 325,000	1860	0	8	1963	4	9568	N	N	10206 134TH AV NE
007	943011	0010	7/1/02	\$ 361,000	1860	0	8	1995	3	8074	N	N	13517 NE 94TH ST
007	332605	9224	6/4/03	\$ 420,000	1870	0	8	1990	3	7271	N	N	12830 NE 100TH ST
007	664835	0060	8/21/02	\$ 334,950	1870	0	8	1987	3	16848	N	N	14323 NE 84TH CT
007	743630	0110	2/20/02	\$ 333,000	1880	0	8	1997	3	5237	N	N	12521 NE 101ST ST
007	238740	0030	9/3/03	\$ 400,000	1890	0	8	2002	3	4510	N	N	12420 NE 103RD PL
007	238740	0030	4/9/02	\$ 369,853	1890	0	8	2002	3	4510	N	N	12420 NE 103RD PL
007	238740	0070	4/9/02	\$ 361,161	1890	0	8	2002	3	4388	N	N	12421 NE 103RD PL
007	238740	0020	3/25/02	\$ 357,990	1890	0	8	2002	3	4510	N	N	12414 NE 103RD PL
007	238740	0060	5/10/02	\$ 357,990	1890	0	8	2002	3	4387	N	N	12415 NE 103RD ST
007	123850	0284	9/2/03	\$ 364,500	1900	0	8	1988	3	8687	N	N	12702 NE 94TH CT
007	332605	9118	7/7/03	\$ 329,000	1900	0	8	1978	3	9718	N	N	10701 128TH AV NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	613950	0020	9/25/03	\$ 299,950	1930	0	8	1976	3	8320	N	N	12803 NE 106TH PL
007	332605	9235	5/14/03	\$ 372,500	1940	0	8	1994	3	7941	N	N	13123 NE 11TH PL
007	812630	0620	10/24/03	\$ 365,000	1960	0	8	1979	3	12012	N	N	13320 NE 117TH WY
007	221609	0060	8/20/03	\$ 360,000	1960	0	8	2000	3	4573	N	N	12417 NE 105TH ST
007	720247	0090	7/15/03	\$ 370,000	2030	0	8	1991	3	8708	N	N	14127 NE 85TH CT
007	720247	0090	2/14/02	\$ 308,500	2030	0	8	1991	3	8708	N	N	14127 NE 85TH CT
007	123310	0796	7/23/02	\$ 365,000	2050	0	8	1993	3	9848	N	N	12712 NE 88TH LN
007	221609	0080	8/25/03	\$ 370,000	2070	0	8	2001	3	11168	N	N	10417 125TH AVE NE
007	720247	0200	10/17/02	\$ 332,500	2070	0	8	1991	3	10746	N	N	14112 NE 84TH ST
007	032505	9243	1/6/03	\$ 360,000	2080	0	8	1985	3	9662	N	N	8402 140TH AV NE
007	332605	9221	1/24/02	\$ 319,000	2080	0	8	1991	3	7382	N	N	12808 NE 100TH ST
007	256490	0110	10/9/03	\$ 317,500	2100	0	8	1979	3	8820	N	N	11407 127TH AV NE
007	752440	0210	3/18/02	\$ 335,000	2110	0	8	1984	3	11000	N	N	13234 NE 115TH CT
007	743630	0130	10/25/02	\$ 330,000	2130	0	8	1997	3	5767	N	N	12529 NE 101ST ST
007	173710	0340	4/25/03	\$ 399,950	2200	0	8	1981	3	6825	N	N	12824 NE 111TH PL
007	720247	0150	7/22/03	\$ 389,000	2270	0	8	1992	3	8601	N	N	14019 NE 85TH CT
007	720247	0120	6/20/02	\$ 371,000	2270	0	8	1992	3	8353	N	N	14103 NE 85TH CT
007	943010	0160	9/29/02	\$ 400,000	2290	0	8	1994	3	7552	N	N	13709 NE 93RD ST
007	388810	0193	12/10/02	\$ 357,000	2290	0	8	1998	3	7220	N	N	13120 NE 95TH ST
007	943010	0050	10/1/03	\$ 400,000	2370	0	8	1995	3	8138	N	N	13323 NE 93RD ST
007	928890	0240	10/21/02	\$ 370,000	2410	0	8	1983	3	10268	N	N	14001 NE 87TH ST
007	388810	0189	8/20/02	\$ 445,000	2420	0	8	1998	3	7317	N	N	13107 NE 95TH ST
007	123850	0486	5/20/03	\$ 415,000	2420	0	8	2003	3	8186	N	N	9125 126TH AVE NE
007	123850	0485	4/19/03	\$ 408,561	2420	0	8	2003	3	7200	N	N	9129 126TH AVE NE
007	123850	0509	11/7/02	\$ 400,000	2490	0	8	1995	3	17630	N	N	9412 125TH AV NE
007	086600	0080	9/26/02	\$ 413,500	2500	0	8	2002	3	5225	N	N	13215 NE 135TH PL
007	086600	0080	1/16/02	\$ 396,500	2500	0	8	2002	3	5225	N	N	13215 NE 135TH CT
007	752440	0090	7/24/03	\$ 392,500	2500	0	8	1983	3	24430	N	N	13331 NE 115TH CT
007	173710	0510	2/27/03	\$ 405,000	2510	0	8	1982	3	8400	N	N	11017 131ST AV NE
007	943010	0170	4/26/02	\$ 399,995	2530	0	8	1995	3	8945	N	N	13715 NE 93RD ST
007	928890	0270	5/19/03	\$ 385,950	2550	0	8	1983	3	8181	N	N	14009 NE 87TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	221609	0110	8/22/03	\$ 395,000	2580	0	8	2000	3	7518	N	N	10509 125TH AV NE
007	674370	0276	3/20/02	\$ 395,000	2620	0	8	1990	3	7306	N	N	12721 NE 102ND PL
007	222605	9118	2/11/02	\$ 389,500	2630	0	8	2002	3	6575	N	N	13224 NE 135TH CT
007	124670	0103	11/15/02	\$ 463,000	2700	0	8	1992	3	25870	N	N	13428 NE 104TH ST
007	123850	0373	3/12/03	\$ 438,000	2710	0	8	1998	3	6503	N	N	12721 NE 92ND PL
007	123850	0375	2/20/03	\$ 427,000	2710	0	8	1998	3	7194	N	N	12728 NE 92ND PL
007	663990	0179	1/16/02	\$ 444,500	2720	0	8	1994	3	9971	N	N	12303 NE 100TH PL
007	238740	0140	9/19/03	\$ 490,000	2880	0	8	2002	3	7200	N	N	10224 126TH AVE NE
007	238740	0140	10/11/02	\$ 459,800	2880	0	8	2002	3	7200	N	N	10224 126TH AVE NE
007	388810	0271	10/16/03	\$ 549,950	2920	0	8	2001	3	9096	N	N	9722 10th AV NE
007	086600	0020	2/12/02	\$ 422,262	3310	0	8	2002	3	5604	N	N	13230 NE 135TH CT
007	743630	0230	8/22/03	\$ 277,500	1590	0	9	1997	3	1701	N	N	10024 124TH AV NE
007	743630	0170	8/16/02	\$ 273,000	1590	0	9	1997	3	2088	N	N	12418 NE 100TH ST
007	123310	0776	10/28/02	\$ 410,000	1810	630	9	1993	3	7208	N	N	12726 NE 86TH ST
007	752440	0260	3/3/03	\$ 330,950	1890	0	9	1982	3	12100	N	N	13220 NE 114TH ST
007	123310	0701	8/6/03	\$ 445,000	1980	0	9	1997	3	7200	N	N	12631 NE 90TH ST
007	752440	0140	11/12/02	\$ 470,000	2000	0	9	1984	3	27650	N	N	13430 NE 115TH CT
007	018600	0130	8/19/02	\$ 357,000	2050	0	9	1997	3	7641	N	N	13070 134TH AV NE
007	272605	9071	3/20/02	\$ 648,000	2140	1730	9	1965	3	31042	N	N	12804 132ND AV NE
007	332605	9214	11/20/02	\$ 389,900	2150	0	9	1992	3	7420	N	N	10028 128TH AV NE
007	943011	0190	3/7/03	\$ 439,950	2200	660	9	1996	3	10806	N	N	9318 139TH CT NE
007	124190	0010	6/17/02	\$ 389,950	2230	0	9	1998	3	7319	N	N	8560 128TH AVE NE
007	943010	0440	11/20/02	\$ 500,000	2290	0	9	2002	3	9425	N	N	13314 NE 93RD ST
007	943011	0140	7/15/02	\$ 434,000	2300	0	9	1998	3	7800	N	N	13821 NE 93RD CT
007	018600	0090	6/6/03	\$ 428,000	2330	0	9	1999	3	6036	N	N	13052 134TH AV NE
007	018600	0020	7/11/02	\$ 370,000	2340	0	9	1998	3	4773	N	N	13075 134TH AV NE
007	943011	0200	6/14/02	\$ 417,000	2401	0	9	1996	3	8642	N	N	9327 139TH CT NE
007	812630	0540	2/14/02	\$ 376,500	2450	0	9	1985	3	12635	N	N	13407 NE 119TH WY
007	674370	0085	7/24/03	\$ 479,950	2470	0	9	2002	3	7200	N	N	10655 126TH AV NE
007	032505	9273	2/26/02	\$ 425,000	2480	0	9	2001	3	4367	N	N	14224 NE 81ST CT
007	238740	0120	4/4/02	\$ 439,800	2500	0	9	2001	3	6005	N	N	10230 125TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 93
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	238740	0130	1/7/02	\$ 439,800	2500	0	9	2001	3	6000	N	N	10224 125TH AV NE
007	674370	0296	2/11/03	\$ 450,000	2520	0	9	1993	3	7311	N	N	12619 NE 107TH PL
007	147159	0110	8/9/02	\$ 407,500	2548	0	9	1998	3	12513	Y	N	8419 143RD CT NE
007	032505	9270	3/20/02	\$ 415,888	2550	0	9	2001	3	4345	N	N	14219 NE 81ST CT
007	238740	0090	3/22/02	\$ 430,000	2600	0	9	2001	3	7285	N	N	10234 125TH AV NE
007	663990	0222	4/28/03	\$ 475,000	2620	0	9	2002	3	7323	N	N	10224 SLATER AV NE
007	238740	0200	6/14/02	\$ 485,000	2620	0	9	2002	3	6825	N	N	12523 NE 102ND PL
007	663990	0224	1/9/03	\$ 475,000	2620	0	9	2002	3	17163	N	N	10228 SLATER AV NE
007	943010	0430	2/25/03	\$ 525,990	2640	0	9	2002	3	9425	N	N	13320 NE 93RD ST
007	943010	0430	8/14/02	\$ 509,950	2640	0	9	2002	3	9425	N	N	13320 NE 93RD ST
007	943010	0450	6/5/02	\$ 499,950	2640	0	9	2002	3	9425	N	N	13308 NE 93RD ST
007	943010	0460	6/6/02	\$ 499,950	2670	0	9	2002	3	9425	N	N	13224 NE 93RD ST
007	123850	0442	5/28/03	\$ 447,500	2680	0	9	2003	3	7806	N	N	9101 125TH AV NE
007	238740	0040	7/1/02	\$ 434,372	2680	0	9	2002	3	10204	N	N	12430 NE 103RD PL
007	147159	0120	9/9/02	\$ 417,000	2684	0	9	1998	3	7845	Y	N	8415 143RD CT NE
007	674370	0220	8/4/03	\$ 535,000	2690	0	9	2003	3	7149	N	N	10126 127TH AV NE
007	674370	0219	7/15/03	\$ 528,800	2690	0	9	2003	3	7500	N	N	10132 127TH AV NE
007	674370	0218	6/5/03	\$ 518,000	2690	0	9	2003	3	7500	N	N	10204 127TH AV NE
007	674370	0216	1/30/03	\$ 515,800	2690	0	9	2003	3	7617	N	N	10210 127TH AV NE
007	123850	0310	2/21/02	\$ 490,000	2700	0	9	2000	3	30000	N	N	9206 126TH AV NE
007	674370	0221	8/26/03	\$ 542,000	2710	0	9	2003	3	7200	N	N	10120 127TH AV NE
007	674370	0061	8/28/03	\$ 497,000	2710	0	9	2003	3	7308	N	N	10512 125TH AVE NE
007	674370	0062	7/30/03	\$ 493,900	2710	0	9	2003	3	7250	N	N	10506 125TH AV NE
007	674370	0226	6/30/03	\$ 521,140	2710	0	9	2003	3	7300	N	N	10112 127TH AV NE
007	674370	0222	4/25/03	\$ 515,800	2710	0	9	2003	3	7362	N	N	10124 126TH AV NE
007	238740	0190	8/20/02	\$ 503,735	2710	0	9	2002	3	6977	N	N	12517 NE 102ND PL
007	238740	0170	5/22/02	\$ 455,800	2710	0	9	2001	3	6008	N	N	12518 NE 102ND PL
007	238740	0100	5/20/02	\$ 466,800	2720	0	9	2002	3	7201	N	N	10223 126TH AV NE
007	238740	0110	7/3/02	\$ 474,800	2730	0	9	2002	3	7200	N	N	10227 126TH AV NE
007	123850	0440	7/30/02	\$ 409,000	2770	0	9	2002	3	8002	N	N	934 124TH AVE NE
007	674170	0207	10/27/02	\$ 474,808	2800	0	9	2002	3	10427	N	N	9605 128TH AV NE

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Area 93
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
007	663990	0220	3/6/03	\$ 495,000	2830	0	9	2003	3	7181	N	N	10234 SLATER AV NE
007	663990	0226	3/25/03	\$ 488,000	2830	0	9	2003	3	20382	N	N	10230 SLATER AV NE
007	123850	0441	8/21/02	\$ 439,950	2870	0	9	2002	3	7806	N	N	9038 124TH AV NE
007	342605	9085	4/9/03	\$ 549,950	2880	0	9	1984	3	45738	N	N	13418 NE 108TH ST
007	388810	0230	12/2/02	\$ 540,000	3020	0	9	2002	3	8200	N	N	13025 NE 100TH ST
007	261992	0080	3/25/03	\$ 510,000	3150	0	9	2003	3	5169	N	N	13332 NE 97TH ST
007	261992	0010	10/26/03	\$ 504,000	3150	0	9	2002	3	4203	N	N	13232 NE 97TH ST
007	261992	0030	4/9/03	\$ 496,000	3220	0	9	2002	3	4031	N	N	13238 NE 97TH ST
007	261992	0070	5/27/03	\$ 513,000	3290	0	9	2003	3	4785	N	N	13330 NE 97TH ST
007	261992	0090	7/16/03	\$ 535,000	3300	0	9	2003	3	5644	N	N	13336 NE 97TH ST
007	282605	9235	8/22/03	\$ 427,000	2430	0	10	1998	3	7200	N	N	13105 NE 117TH ST
007	911320	0090	1/28/03	\$ 500,500	2470	1180	10	2001	3	4804	N	N	13312 NE 92ND WY
007	911320	0250	7/23/02	\$ 515,000	2480	0	10	2001	3	4602	N	N	9112 133RD CT NE
007	911320	0040	3/19/03	\$ 519,000	2480	1190	10	2000	3	5082	N	N	13210 NE 92ND WY
007	911320	0280	1/6/03	\$ 430,000	2490	0	10	2000	3	5170	N	N	13333 NE 92ND WY
007	674370	0084	8/19/02	\$ 469,950	2510	0	10	2002	3	7200	N	N	10655 126TH AV NE
007	032505	9230	3/26/03	\$ 460,000	2810	0	10	1985	3	19800	N	N	9016 132ND AV NE
007	032505	9276	6/21/02	\$ 508,000	2930	0	10	2002	3	10635	N	N	14348 NE 81ST CT
007	032505	9275	6/27/02	\$ 485,000	2930	0	10	2002	3	6235	N	N	14342 NE 81ST CT
007	262173	0290	10/16/03	\$ 617,000	3290	0	10	2000	3	8800	N	N	13537 137TH PL NE
007	262173	0220	5/13/03	\$ 649,000	3430	0	10	2000	3	10157	N	N	13622 NE 136TH PL
007	262173	0110	6/21/02	\$ 667,500	4110	0	10	2000	3	10720	N	N	13536 137TH PL NE
015	642110	0130	2/26/03	\$ 203,950	840	0	5	1915	4	9067	Y	N	7717 151ST AV NE
015	123310	0336	9/26/02	\$ 179,000	910	0	5	1950	4	7000	N	N	8020 122ND AV NE
015	123750	0100	6/17/02	\$ 299,000	1490	0	5	1920	4	9000	N	N	13406 NE 80TH ST
015	389710	0265	8/27/03	\$ 235,000	720	0	6	1936	4	6600	N	N	11626 NE 73RD ST
015	640070	0361	2/20/03	\$ 286,000	730	0	6	1953	3	10560	N	N	7027 122ND AV NE
015	123310	0352	4/12/02	\$ 204,500	820	0	6	1930	4	8100	N	N	12228 NE 80TH ST
015	123310	0601	6/21/02	\$ 249,950	840	0	6	1928	4	7414	N	N	8122 126TH AV NE
015	943530	0107	8/13/03	\$ 195,000	840	0	6	1956	4	12000	N	N	6452 154TH AV NE
015	565720	0040	11/25/02	\$ 219,000	870	0	6	1918	5	10392	N	N	7860 132ND AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	123750	0400	5/22/02	\$ 195,000	870	0	6	1954	4	7066	N	N	8058 132ND AV NE
015	102505	9166	8/28/03	\$ 253,300	940	0	6	1970	3	10000	N	N	13314 NE 75TH ST
015	389710	0910	8/23/02	\$ 242,500	960	0	6	1946	5	4180	N	N	11837 NE 75TH ST
015	092505	9044	4/18/02	\$ 215,000	960	0	6	1975	3	9583	N	N	12316 NE 75TH ST
015	123310	0626	8/13/03	\$ 270,000	990	0	6	1941	4	12200	N	N	8006 126TH AV NE
015	388910	0024	2/7/03	\$ 179,000	1020	0	6	1945	2	17576	N	N	12017 NE 70TH ST
015	123310	0630	10/16/03	\$ 320,000	1040	0	6	1913	5	12555	N	N	8005 128TH AV NE
015	042505	9041	10/28/02	\$ 225,000	1050	0	6	1948	3	9750	N	N	13054 NE 80TH ST
015	389710	0170	5/27/03	\$ 230,000	1150	0	6	1970	4	6600	N	N	11623 NE 74TH ST
015	388910	0016	8/19/03	\$ 330,000	1340	0	6	1940	1	49658	N	N	12031 NE 70TH ST
015	092505	9069	5/16/03	\$ 259,900	1470	0	6	1956	4	20037	N	N	7522 116TH AV NE
015	389710	0167	4/11/02	\$ 230,000	1570	0	6	1970	4	6600	N	N	11611 NE 74TH ST
015	022510	0110	9/18/03	\$ 350,000	830	100	7	1941	3	20874	N	N	12225 NE 78TH ST
015	856250	0960	10/16/03	\$ 294,000	900	600	7	1962	3	7350	N	N	7634 138TH PL NE
015	856250	0180	6/3/03	\$ 285,000	940	940	7	1962	3	11559	N	N	13773 NE 77TH PL
015	092505	9180	7/10/03	\$ 256,500	940	0	7	1965	3	13695	N	N	7844 126TH AV NE
015	092505	9184	10/21/03	\$ 237,888	940	0	7	1965	3	9162	N	N	12611 NE 80TH ST
015	640070	0041	4/28/03	\$ 215,000	940	0	7	1965	3	8700	N	N	12045 NE 75TH ST
015	856250	1080	6/11/03	\$ 249,000	960	360	7	1963	4	7350	N	N	7615 139TH PL NE
015	742410	0150	2/4/02	\$ 235,500	960	0	7	1968	3	8260	N	N	13004 NE 83RD ST
015	856250	1040	3/21/03	\$ 260,000	960	620	7	1963	4	7350	N	N	7643 139TH PL NE
015	856250	0150	6/5/03	\$ 266,950	960	940	7	1962	3	7789	N	N	13793 NE 77TH PL
015	022510	0081	7/23/03	\$ 212,500	960	0	7	1959	3	7104	N	N	12211 NE 80TH ST
015	389710	0035	6/25/03	\$ 250,000	970	0	7	1960	3	6600	N	N	11621 NE 75TH ST
015	640070	0122	1/30/02	\$ 228,000	970	0	7	1968	3	11888	N	N	7340 122ND AV NE
015	640070	0111	12/30/02	\$ 220,000	970	0	7	1967	3	8235	N	N	7344 122ND AV NE
015	108610	0110	10/6/03	\$ 258,000	990	0	7	1962	3	8800	N	N	12028 NE 62ND ST
015	108610	0110	10/10/02	\$ 245,000	990	0	7	1962	3	8800	N	N	12028 NE 62ND ST
015	108750	0060	11/15/02	\$ 249,300	1000	0	7	1955	4	7250	N	N	6600 123RD AV NE
015	856250	0970	2/24/03	\$ 239,950	1000	400	7	1962	3	7350	N	N	7642 138TH PL NE
015	743250	0080	8/29/03	\$ 231,000	1000	0	7	1968	4	11662	N	N	8212 134TH PL NE

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	131093	0070	5/8/03	\$ 226,500	1000	180	7	1981	3	12090	Y	N	15315 NE 74TH WY
015	108610	0160	3/6/02	\$ 271,000	1020	520	7	1962	3	6930	N	N	6147 120TH PL NE
015	642110	0641	7/16/02	\$ 266,500	1020	400	7	1963	4	10404	Y	N	7031 152ND AV NE
015	131093	0100	1/15/02	\$ 305,000	1030	280	7	1981	3	16697	Y	N	7420 153RD CT NE
015	131093	0020	5/17/02	\$ 305,500	1030	640	7	1981	3	8458	Y	N	15211 NE 74TH WY
015	092505	9163	2/14/03	\$ 255,000	1030	0	7	1962	3	12320	N	N	6516 125TH AV NE
015	081800	0200	8/15/03	\$ 242,000	1040	0	7	1969	3	8455	N	N	13503 NE 70TH ST
015	951250	1410	10/16/02	\$ 277,950	1050	470	7	1968	4	7700	N	N	14214 NE 73RD ST
015	389710	0135	5/29/03	\$ 251,700	1050	300	7	1976	3	6600	N	N	11636 NE 74TH ST
015	123310	0320	7/25/03	\$ 259,500	1060	0	7	1963	4	7207	N	N	8050 122ND AV NE
015	123310	0486	2/22/03	\$ 240,000	1060	480	7	1956	4	7500	N	N	12526 NE 80TH ST
015	123690	0090	10/27/02	\$ 235,000	1060	0	7	1969	3	12690	N	N	7805 130TH AV NE
015	184230	0180	6/21/02	\$ 211,460	1060	0	7	1967	4	6300	N	N	7014 143RD PL NE
015	379515	0010	3/10/03	\$ 365,000	1070	1070	7	1913	4	7822	N	N	8208 122ND AV NE
015	390110	0035	11/15/02	\$ 260,000	1070	0	7	1960	3	8580	N	N	12449 NE 73RD ST
015	131093	0200	6/23/03	\$ 298,900	1070	700	7	1981	3	11282	N	N	7429 152ND CT NE
015	620290	0160	9/25/03	\$ 270,000	1070	810	7	1961	3	10570	N	N	12119 NE 65TH ST
015	743250	0020	10/13/03	\$ 250,000	1080	0	7	1968	4	9746	N	N	8115 134TH PL NE
015	092505	9240	6/12/02	\$ 262,550	1080	260	7	1984	3	7616	N	N	12411 NE 80TH ST
015	108710	0030	6/26/03	\$ 318,000	1100	600	7	1956	3	10125	N	N	12244 NE 67TH ST
015	108750	0070	2/18/03	\$ 257,800	1100	400	7	1955	4	11600	N	N	6610 123RD AV NE
015	092505	9188	8/18/03	\$ 265,000	1110	0	7	1966	4	10200	N	N	7528 126TH AV NE
015	742100	0060	10/23/02	\$ 245,000	1130	0	7	1965	4	10125	N	N	7817 124TH AV NE
015	743690	0055	6/18/03	\$ 238,000	1150	0	7	1958	4	8925	N	N	8336 133RD AV NE
015	856250	0500	4/11/02	\$ 235,000	1150	0	7	1963	3	7607	N	N	13815 NE 76TH ST
015	856250	0390	10/21/02	\$ 230,000	1150	400	7	1967	4	8125	N	N	7714 139TH PL NE
015	111580	0400	4/26/02	\$ 308,000	1160	700	7	1972	4	9689	N	N	14521 NE 67TH CT
015	123310	0305	4/29/02	\$ 299,000	1160	770	7	1967	3	10812	N	N	8232 122ND AV NE
015	642110	0510	8/21/02	\$ 274,500	1160	480	7	1979	4	14450	N	N	7331 151ST AV NE
015	742400	0100	1/8/02	\$ 260,000	1170	0	7	1961	4	10185	N	N	7811 131ST AV NE
015	951250	0180	4/30/03	\$ 305,000	1180	700	7	1968	4	11238	N	N	14017 NE 73RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	620300	0170	12/26/02	\$ 300,000	1180	1010	7	1967	3	10500	N	N	6315 122ND AV NE
015	719732	0060	7/1/02	\$ 280,950	1180	800	7	1977	3	11040	N	N	15323 NE 65TH CT
015	184210	0070	1/20/03	\$ 275,000	1180	960	7	1964	4	12851	N	N	14016 NE 72ND PL
015	856250	0950	10/1/03	\$ 335,000	1190	200	7	1963	4	7350	N	N	7628 138TH PL NE
015	565720	0080	9/23/03	\$ 295,000	1190	800	7	1966	4	10088	N	N	7841 133RD AV NE
015	390110	0050	8/23/02	\$ 264,500	1190	670	7	1961	3	8580	N	N	12425 NE 73RD ST
015	951250	0830	12/6/02	\$ 270,000	1190	520	7	1967	4	8470	N	N	7432 140TH PL NE
015	108580	0090	9/11/03	\$ 400,000	1200	620	7	1971	3	6625	N	N	12319 NE 68TH PL
015	565720	0140	10/20/03	\$ 285,000	1210	0	7	1968	4	10088	N	N	7909 134TH AV NE
015	123750	0600	3/26/03	\$ 288,650	1210	0	7	1973	3	13781	N	N	13406 NE 84TH ST
015	856260	0450	10/13/03	\$ 250,000	1210	0	7	1963	3	8009	N	N	13822 NE 73RD PL
015	804500	0030	3/17/03	\$ 306,000	1220	0	7	1966	4	6962	N	N	13322 NE 74TH ST
015	951250	1420	6/19/02	\$ 274,900	1220	490	7	1968	4	7800	N	N	14208 NE 73RD ST
015	951250	0020	9/18/02	\$ 260,000	1220	450	7	1968	4	8960	N	N	7637 140TH PL NE
015	102505	9139	7/15/03	\$ 283,700	1220	1000	7	1967	4	10317	N	N	7825 133RD AV NE
015	548731	0130	9/26/02	\$ 295,000	1230	350	7	1971	4	9187	N	N	13527 NE 78TH ST
015	804420	0180	3/25/02	\$ 216,000	1240	0	7	1983	3	2625	N	N	14139 NE 78TH CT
015	743700	0030	3/1/02	\$ 216,000	1240	0	7	1965	4	9660	N	N	8100 135TH PL NE
015	111580	0330	8/19/03	\$ 330,000	1250	460	7	1972	4	8588	N	N	14522 NE 67TH CT
015	742410	0200	1/29/02	\$ 279,950	1250	0	7	1968	3	8820	N	N	12832 NE 83RD ST
015	951250	1500	9/11/02	\$ 259,977	1250	0	7	1969	4	9450	N	N	7430 141ST AV NE
015	390050	0011	10/24/02	\$ 248,000	1250	0	7	1966	3	10800	N	N	7563 124TH AV NE
015	022510	0080	3/18/02	\$ 235,000	1250	0	7	1952	3	10875	N	N	7834 122ND AV NE
015	290970	0070	7/22/02	\$ 224,950	1250	0	7	1975	4	7000	N	N	8208 138TH AV NE
015	290970	0070	2/1/02	\$ 220,000	1250	0	7	1975	4	7000	N	N	8208 138TH AV NE
015	102505	9179	10/9/02	\$ 268,000	1260	0	7	1975	3	9800	N	N	7704 132ND AV NE
015	108610	0300	9/19/03	\$ 279,000	1260	550	7	1972	4	8719	N	N	6202 120TH AV NE
015	804420	0260	10/13/03	\$ 239,500	1260	0	7	1983	3	2625	N	N	14102 NE 78TH CT
015	856260	0430	3/15/02	\$ 248,900	1260	0	7	1966	5	7616	N	N	7304 139TH PL NE
015	743700	0040	2/6/02	\$ 210,000	1260	0	7	1965	3	9825	N	N	8110 135TH PL NE
015	951250	1360	4/10/02	\$ 258,000	1270	0	7	1968	4	10830	N	N	14219 NE 74TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	804420	0010	6/27/03	\$ 251,500	1270	0	7	1981	3	3150	N	N	7803 140TH PL NE
015	111580	0320	8/18/03	\$ 270,000	1280	0	7	1972	4	7000	N	N	6715 146TH AV NE
015	092505	9076	9/9/02	\$ 315,000	1280	700	7	1990	3	7765	N	N	12421 NE 70TH ST
015	390110	0015	1/17/03	\$ 258,000	1290	0	7	1962	4	8580	N	N	12426 NE 73RD ST
015	092505	9150	3/23/02	\$ 249,950	1290	0	7	1960	4	12196	N	N	7536 123RD AV NE
015	951250	0580	6/9/03	\$ 248,080	1290	0	7	1968	4	10275	N	N	14114 NE 77TH ST
015	092505	9217	7/16/02	\$ 273,900	1290	500	7	1976	3	12794	N	N	6924 125TH AV NE
015	804420	0170	8/27/02	\$ 220,000	1290	0	7	1983	3	2625	N	N	14135 NE 78TH CT
015	123310	0632	1/15/03	\$ 360,000	1300	540	7	1992	3	9900	N	N	12704 NE 80TH ST
015	108610	0220	7/9/03	\$ 347,500	1310	1110	7	1961	4	6600	N	N	6101 120TH PL NE
015	951250	0310	9/5/02	\$ 285,000	1310	0	7	1969	4	11880	N	N	14233 NE 73RD ST
015	124150	0157	9/25/03	\$ 242,050	1310	0	7	1960	4	9000	N	N	7039 132ND AV NE
015	856250	0030	6/19/03	\$ 261,000	1310	0	7	1963	4	9713	N	N	7519 137TH AV NE
015	856250	0040	9/27/02	\$ 219,000	1310	0	7	1963	3	8345	N	N	7527 137TH AV NE
015	856250	0820	4/1/02	\$ 230,500	1320	0	7	1963	4	8164	N	N	13793 NE 76TH PL
015	951250	0660	8/14/03	\$ 325,500	1330	750	7	1968	4	8585	N	N	7603 141ST AV NE
015	390050	0170	5/28/02	\$ 225,000	1340	0	7	1965	4	10535	N	N	7820 124TH AV NE
015	951250	0480	2/15/02	\$ 245,000	1350	0	7	1969	4	8680	N	N	7622 143RD AV NE
015	856285	0110	9/3/03	\$ 330,000	1360	470	7	1972	3	8800	N	N	6501 141ST PL NE
015	092505	9059	2/27/03	\$ 301,950	1360	0	7	1947	4	16440	Y	N	7616 116TH AV NE
015	123310	0326	4/26/02	\$ 277,500	1380	0	7	1958	4	8400	N	N	8026 122ND AV NE
015	108770	0085	6/26/03	\$ 305,000	1390	0	7	1958	5	9520	N	N	12204 NE 64TH ST
015	804420	0020	8/14/03	\$ 260,000	1390	0	7	1981	3	3150	N	N	7807 140TH PL NE
015	804420	0270	5/6/02	\$ 212,000	1390	0	7	1981	3	2625	N	N	14014 NE 78TH CT
015	124150	0050	2/25/02	\$ 245,000	1400	0	7	1955	4	9750	N	N	7338 126TH AV NE
015	131093	0090	3/19/02	\$ 325,000	1410	600	7	1982	3	8801	Y	N	7412 153RD CT NE
015	804500	0510	11/13/02	\$ 272,000	1410	0	7	1966	4	10684	N	N	7621 135TH PL NE
015	742100	0070	7/28/03	\$ 260,950	1420	0	7	1965	3	10125	N	N	7811 124TH AV NE
015	792270	0680	12/5/02	\$ 242,000	1420	0	7	1967	3	7500	N	N	6909 151ST AV NE
015	102505	9151	7/8/03	\$ 268,000	1430	0	7	1958	4	10988	N	N	7825 134TH AV NE
015	390110	0045	3/26/03	\$ 252,000	1430	0	7	1959	3	8580	N	N	12433 NE 73RD ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	812345	0330	2/26/02	\$ 320,000	1440	360	7	1979	3	9102	N	N	6110 149TH CT NE
015	108710	0020	2/5/02	\$ 300,000	1440	850	7	1956	3	15725	N	N	12228 NE 67TH ST
015	078500	0040	8/31/02	\$ 254,000	1440	0	7	1961	4	8465	N	N	12009 NE 83RD ST
015	123310	0353	12/17/02	\$ 246,950	1440	0	7	1965	4	9101	N	N	8011 124TH AV NE
015	620290	0120	6/26/03	\$ 345,000	1450	1200	7	1962	4	8960	N	N	12023 NE 65TH ST
015	951250	0900	10/28/02	\$ 272,500	1460	0	7	1968	4	11430	N	N	7618 140TH PL NE
015	804500	0570	6/21/02	\$ 277,500	1460	700	7	1966	4	10284	N	N	7512 135TH PL NE
015	390050	0040	8/21/02	\$ 248,000	1470	0	7	1966	4	10125	N	N	7539 124TH AV NE
015	642110	0080	2/27/02	\$ 360,000	1470	460	7	1984	3	22520	Y	N	7503 152ND AV NE
015	123750	0840	3/7/03	\$ 230,000	1470	0	7	1961	4	12113	N	N	8337 133RD AV NE
015	795504	0070	7/7/03	\$ 285,000	1480	0	7	1972	3	8185	N	N	14709 NE 66TH ST
015	102505	9175	8/27/02	\$ 261,000	1490	90	7	1975	3	16385	N	N	13436 NE 76TH PL
015	873170	0010	9/23/03	\$ 325,000	1500	0	7	1956	4	10125	N	N	12648 NE 73RD ST
015	081800	0110	4/11/03	\$ 300,000	1560	0	7	1969	4	6500	N	N	6904 133RD CT NE
015	951250	0520	1/29/03	\$ 275,950	1560	0	7	1969	4	10659	N	N	14322 NE 77TH ST
015	951250	0110	12/12/02	\$ 269,000	1560	360	7	1967	4	8960	N	N	7433 140TH PL NE
015	951250	0540	9/16/03	\$ 265,000	1560	0	7	1969	4	9170	N	N	14310 NE 77TH ST
015	951250	0920	1/16/02	\$ 250,000	1560	0	7	1968	2	14823	N	N	7632 140TH PL NE
015	951250	0540	4/2/02	\$ 259,500	1560	0	7	1969	4	9170	N	N	14310 NE 77TH ST
015	184220	0100	1/16/03	\$ 316,000	1590	0	7	1964	4	10264	N	N	14113 NE 71ST PL
015	184220	0030	7/10/03	\$ 297,500	1590	0	7	1964	4	15000	N	N	14016 NE 71ST PL
015	184220	0050	4/15/03	\$ 272,341	1590	0	7	1964	3	12531	N	N	14007 NE 71ST PL
015	111580	0120	7/18/02	\$ 295,000	1620	0	7	1970	3	8140	N	N	14415 NE 65TH ST
015	184210	0080	8/18/03	\$ 364,000	1620	1130	7	1964	5	9246	N	N	14104 NE 72ND ST
015	184220	0130	1/11/02	\$ 268,265	1620	0	7	1964	4	10350	N	N	14114 NE 71ST ST
015	123310	0455	5/7/02	\$ 282,000	1650	0	7	1950	3	35000	N	N	8034 124TH AV NE
015	092505	9108	1/10/02	\$ 275,000	1650	0	7	1952	4	12632	N	N	7820 123RD AV NE
015	873170	0075	2/20/02	\$ 297,950	1660	0	7	1965	4	10125	N	N	12626 NE 72ND ST
015	804500	0020	7/31/02	\$ 267,500	1660	0	7	1966	4	7577	N	N	7403 134TH AV NE
015	856250	1000	7/24/03	\$ 247,000	1660	0	7	1962	4	8314	N	N	7718 138TH PL NE
015	856250	1000	2/22/02	\$ 240,000	1660	0	7	1962	4	8314	N	N	7718 138TH PL NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	184230	0120	1/15/02	\$ 249,000	1670	0	7	1967	3	8050	N	N	14215 NE 72ND ST
015	108790	0135	8/21/03	\$ 307,000	1680	0	7	1958	3	14400	N	N	12206 NE 61ST ST
015	123310	0265	3/12/02	\$ 339,000	1760	0	7	1990	3	12403	N	N	8215 122ND AV NE
015	092505	9198	6/24/03	\$ 337,500	1770	0	7	1967	4	7200	N	N	6417 125TH AV NE
015	951250	0010	5/19/03	\$ 245,000	1770	0	7	1968	4	4586	N	N	14003 NE 77TH ST
015	792271	0480	1/22/03	\$ 365,000	1780	880	7	1969	5	12950	N	N	14808 NE 66TH ST
015	124150	0156	3/1/02	\$ 245,000	1780	0	7	1930	4	9000	N	N	7037 132ND AV NE
015	108770	0075	9/3/03	\$ 326,950	1810	0	7	1956	3	9520	N	N	12218 NE 64TH ST
015	254721	0010	4/8/03	\$ 340,000	1820	0	7	1973	3	10737	N	N	12932 NE 72ND ST
015	123750	0580	3/6/02	\$ 450,000	1830	0	7	1961	3	39900	N	N	13414 NE 83RD ST
015	856250	0170	9/13/02	\$ 269,500	1850	0	7	1962	5	8035	N	N	13779 NE 77TH PL
015	123690	0102	2/27/02	\$ 339,900	1940	0	7	1967	4	10396	N	N	12835 NE 80TH ST
015	856250	0530	7/3/02	\$ 280,500	1940	0	7	1963	4	7585	N	N	7416 138TH PL NE
015	640070	0071	10/29/03	\$ 375,000	1990	0	7	1993	3	7244	N	N	7310 121ST LN NE
015	290970	0210	6/26/02	\$ 319,000	2080	0	7	1969	4	9979	N	N	13709 NE 83RD ST
015	184230	0080	1/16/02	\$ 324,950	2080	1360	7	1967	4	7875	N	N	7120 143RD PL NE
015	856285	0160	5/15/02	\$ 317,500	2100	0	7	1973	3	8550	N	N	6614 141ST PL NE
015	856250	0510	7/24/02	\$ 330,000	2160	0	7	1966	3	8314	N	N	13807 NE 76TH ST
015	126240	0120	6/10/02	\$ 264,422	2170	0	7	1967	3	9729	N	N	12638 NE 70TH PL
015	792271	0630	12/27/02	\$ 310,000	2220	0	7	1975	4	13965	N	N	14829 NE 64TH ST
015	742100	0030	10/15/03	\$ 379,000	2250	0	7	2001	3	7307	N	N	7835 124TH AV NE
015	169800	0040	3/26/02	\$ 418,000	2310	0	7	1961	4	9940	N	N	12106 NE 66TH ST
015	389510	0120	10/7/02	\$ 352,000	2350	0	7	1991	3	10202	N	N	13821 NE REDMOND WY
015	169800	0110	10/21/02	\$ 362,500	2360	0	7	1960	4	7800	N	N	12017 NE 66TH ST
015	142070	0066	8/26/02	\$ 295,000	2370	0	7	1959	4	11152	N	N	12827 NE 84TH ST
015	804500	0170	6/11/03	\$ 357,000	2470	0	7	1966	4	7789	N	N	13323 NE 73RD ST
015	743640	0080	9/22/03	\$ 395,000	1160	600	8	1974	3	9830	N	N	7717 131ST AV NE
015	792271	0100	12/2/02	\$ 322,500	1180	600	8	1976	3	8400	N	N	15006 NE 64TH ST
015	792270	0320	5/22/03	\$ 271,000	1180	500	8	1969	3	14145	N	N	15035 NE 68TH ST
015	856270	0010	6/2/03	\$ 305,000	1200	710	8	1969	4	10550	N	N	7223 137TH AV NE
015	934890	0195	3/20/03	\$ 270,000	1220	1060	8	1969	3	13140	N	N	6413 116TH AV NE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	804450	0070	6/18/03	\$ 327,000	1230	810	8	1977	3	8772	N	N	6804 140TH PL NE
015	530860	0050	1/11/02	\$ 309,950	1230	810	8	1982	3	8657	Y	N	11719 NE 75TH PL
015	530860	0060	2/15/02	\$ 323,270	1240	720	8	1982	3	9019	Y	N	11721 NE 75TH PL
015	124150	0026	2/11/03	\$ 334,950	1250	940	8	1979	3	15139	N	N	12424 NE 70TH CT
015	620300	0120	10/8/03	\$ 320,000	1260	0	8	1967	3	9566	N	N	12027 NE 64TH ST
015	941351	0070	1/16/03	\$ 354,990	1290	430	8	1979	3	9737	N	N	6321 144TH AV NE
015	108800	0050	10/7/03	\$ 346,000	1300	670	8	1973	3	8174	N	N	12020 NE 68TH PL
015	792272	0170	1/20/03	\$ 323,000	1300	1000	8	1977	3	8360	N	N	6321 152ND AV NE
015	254710	0045	9/3/02	\$ 359,068	1330	1000	8	1961	3	12006	N	N	13012 NE 73RD ST
015	068653	0120	9/3/03	\$ 360,000	1340	1240	8	1975	4	8800	N	N	14212 NE 66TH ST
015	792270	0700	5/28/02	\$ 302,500	1340	620	8	1967	3	10640	N	N	6908 151ST AV NE
015	719735	0030	9/29/03	\$ 271,000	1340	0	8	1977	4	10605	N	N	15305 NE 62ND CT
015	108800	0180	10/22/03	\$ 364,950	1360	810	8	1972	3	8400	N	N	12117 NE 68TH PL
015	092505	9252	6/17/02	\$ 331,500	1380	440	8	1990	3	7612	N	N	7415 131ST PL NE
015	289600	0350	9/11/02	\$ 415,000	1400	770	8	1975	5	14400	N	N	7530 146TH AV NE
015	812345	0370	3/20/03	\$ 287,000	1410	0	8	1978	3	7446	N	N	6136 149TH CT NE
015	792271	0430	9/11/03	\$ 349,500	1430	750	8	1973	3	12900	N	N	14811 NE 67TH ST
015	289600	0080	7/18/02	\$ 329,950	1430	400	8	1975	4	9600	N	N	7518 144TH AV NE
015	056900	0050	6/18/03	\$ 325,000	1430	800	8	1969	4	8624	N	N	14101 NE 62ND ST
015	124150	0049	9/8/03	\$ 280,000	1440	0	8	1951	4	8754	N	N	7334 126TH AV NE
015	943530	0198	9/19/02	\$ 364,000	1440	1000	8	1977	3	12196	N	N	6535 154TH AV NE
015	792270	0210	2/17/02	\$ 284,500	1440	0	8	1968	3	9700	N	N	6810 152ND AV NE
015	792270	0380	5/21/02	\$ 295,000	1440	1000	8	1967	3	7956	N	N	6605 151ST AV NE
015	941350	0020	9/15/03	\$ 310,000	1450	830	8	1969	4	8400	N	N	14720 NE 64TH ST
015	792271	0790	5/27/03	\$ 373,900	1460	610	8	1974	3	7700	N	N	6307 151ST AV NE
015	111580	0590	7/29/03	\$ 302,250	1460	0	8	1972	4	8450	N	N	6714 144TH AV NE
015	812345	0150	6/25/03	\$ 325,000	1460	690	8	1978	3	7700	N	N	6059 150TH CT NE
015	111580	0600	5/28/03	\$ 280,000	1460	0	8	1972	3	9620	N	N	6720 144TH AV NE
015	056900	0170	5/19/03	\$ 319,000	1460	820	8	1970	3	9690	N	N	14006 NE 62ND ST
015	123310	0335	3/4/02	\$ 270,000	1480	0	8	1965	3	28985	N	N	8010 122ND AV NE
015	620265	0160	4/17/03	\$ 277,950	1490	0	8	1987	3	6497	N	N	13207 NE 69TH WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	620265	0130	8/27/02	\$ 291,000	1500	0	8	1985	3	6116	N	N	13318 NE 69TH WY
015	056900	0120	9/9/03	\$ 349,950	1530	550	8	1972	3	9360	N	N	14104 NE 62ND ST
015	108801	0130	3/20/03	\$ 330,000	1550	560	8	1973	3	7360	N	N	11715 NE 67TH PL
015	108801	0080	1/30/03	\$ 314,000	1550	560	8	1973	3	7176	N	N	11712 NE 67TH PL
015	289600	0220	6/17/02	\$ 349,900	1560	810	8	1975	4	9600	N	N	7549 146TH AV NE
015	056900	0060	5/9/03	\$ 277,000	1560	0	8	1972	4	8624	N	N	14107 NE 62ND ST
015	126240	0080	10/13/03	\$ 307,000	1570	0	8	1967	4	16298	N	N	7006 126TH AV NE
015	856270	0440	8/25/03	\$ 300,000	1570	1430	8	1965	4	7420	N	N	7020 137TH AV NE
015	795504	0150	1/8/03	\$ 276,000	1610	0	8	1972	3	8421	N	N	14719 NE 65TH ST
015	792272	0360	6/23/03	\$ 370,000	1620	390	8	1975	4	8800	N	N	6606 152ND AV NE
015	111580	0140	8/16/02	\$ 315,000	1620	0	8	1970	4	8687	N	N	14509 NE 65TH ST
015	792272	0110	5/13/02	\$ 347,000	1620	800	8	1976	4	8910	N	N	6503 152ND AV NE
015	792272	0130	5/2/02	\$ 354,000	1620	1000	8	1977	3	8360	N	N	6417 152ND AV NE
015	792272	0290	11/20/02	\$ 321,500	1620	420	8	1977	3	9020	N	N	6220 152ND AV NE
015	943530	0151	6/11/02	\$ 335,000	1620	800	8	1976	3	9147	N	N	6314 152ND AV NE
015	092505	9247	5/10/03	\$ 326,250	1630	0	8	1990	3	7201	N	N	13130 NE 74TH ST
015	743650	0300	7/24/02	\$ 315,000	1640	540	8	1974	3	8837	N	N	7627 128TH PL NE
015	111581	0010	10/17/03	\$ 485,000	1650	1040	8	1983	3	28050	N	N	6625 140TH PL NE
015	293540	0150	2/5/02	\$ 294,950	1650	0	8	1984	3	8400	N	N	6804 147TH CT NE
015	389710	0275	4/22/03	\$ 345,000	1660	0	8	1978	3	9900	N	N	11704 NE 73RD ST
015	108801	0190	7/24/03	\$ 370,000	1660	1250	8	1973	3	8250	N	N	11815 NE 68TH PL
015	108801	0010	11/15/02	\$ 325,000	1660	920	8	1973	3	8925	N	N	11814 NE 68TH PL
015	620265	0200	10/22/03	\$ 348,900	1670	0	8	1987	3	6800	N	N	13333 NE 69TH WY
015	812345	0270	8/4/03	\$ 340,000	1670	780	8	1977	3	8320	N	N	6040 150TH CT NE
015	056900	0090	12/12/02	\$ 317,500	1690	550	8	1973	4	9800	N	N	14112 NE 62ND ST
015	289600	0520	1/8/02	\$ 325,000	1690	700	8	1975	4	7852	N	N	7819 147TH AV NE
015	642110	0576	10/2/02	\$ 315,000	1710	0	8	1995	3	7616	N	N	7006 150TH AV NE
015	792271	0380	4/21/03	\$ 293,950	1720	0	8	1975	3	5170	N	N	6715 149TH AV NE
015	289600	0290	4/10/03	\$ 292,000	1730	0	8	1975	3	9900	N	N	7507 146TH AV NE
015	620265	0120	9/20/03	\$ 344,800	1740	0	8	1986	3	6094	N	N	13326 NE 69TH WY
015	386470	0040	3/16/03	\$ 359,900	1750	0	8	1989	3	8997	N	N	13021 NE 70TH DR

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	092505	9234	8/28/03	\$ 375,000	1760	0	8	1979	3	14026	N	N	7908 125TH LN NE
015	792271	0740	6/25/03	\$ 300,000	1780	0	8	1976	3	10450	N	N	6324 150TH AV NE
015	068653	0060	12/6/02	\$ 322,500	1800	0	8	1972	4	9500	N	N	14211 NE 67TH CT
015	642110	0491	5/12/03	\$ 317,500	1810	0	8	1995	3	7573	N	N	7005 150TH AV NE
015	792272	0330	6/5/02	\$ 348,500	1820	600	8	1976	3	9240	N	N	6414 152ND AV NE
015	123690	0084	5/21/02	\$ 378,000	1840	0	8	1989	3	7300	N	N	12925 NE 77TH CT
015	068653	0070	4/15/03	\$ 330,000	1840	0	8	1973	3	8400	N	N	14217 NE 67TH CT
015	389510	0155	9/10/03	\$ 380,000	1870	0	8	1959	3	22281	N	N	13840 NE 80TH ST
015	812345	0060	4/1/02	\$ 297,000	1870	0	8	1979	3	9006	N	N	6017 148TH CT NE
015	092505	9257	4/16/03	\$ 400,000	1900	0	8	1990	3	7399	N	N	13125 NE 74TH ST
015	254710	0040	6/12/02	\$ 352,000	1910	1230	8	1968	3	12685	N	N	7310 130TH AV NE
015	941350	0250	3/8/02	\$ 328,000	1920	0	8	1971	3	10474	N	N	6228 146TH AV NE
015	792271	0220	10/18/02	\$ 280,000	1920	0	8	1974	3	8690	N	N	6712 149TH AV NE
015	124150	0162	5/22/03	\$ 372,500	1940	0	8	1995	3	7200	N	N	13124 NE 70TH DR
015	123310	0645	7/30/03	\$ 350,000	1950	750	8	1958	4	9584	N	N	8037 128TH AV NE
015	092505	9152	3/6/02	\$ 300,000	1950	0	8	1990	3	7201	N	N	7411 132ND AV NE
015	421520	0020	8/5/03	\$ 337,325	1960	0	8	1967	3	12219	N	N	7522 124TH PL NE
015	289600	0540	8/11/03	\$ 365,000	1980	0	8	1974	4	8605	N	N	7707 147TH AV NE
015	812345	0290	4/10/02	\$ 295,000	2000	0	8	1978	3	8113	N	N	6056 150TH CT NE
015	092505	9255	10/8/03	\$ 379,000	2010	0	8	1990	3	7565	N	N	13133 NE 74TH ST
015	289600	0900	10/29/02	\$ 338,500	2010	0	8	1975	5	10800	N	N	7602 144TH AV NE
015	092505	9259	2/8/02	\$ 343,000	2010	0	8	1992	3	14145	N	N	6607 126TH AV NE
015	289600	0250	7/24/02	\$ 359,000	2030	0	8	1975	4	10400	N	N	7531 146TH AV NE
015	389510	0117	11/14/02	\$ 297,000	2050	0	8	1995	3	9109	N	N	13837 NE REDMOND WY
015	184231	0150	10/22/03	\$ 345,000	2090	0	8	1974	4	8800	N	N	7005 142ND PL NE
015	111581	0100	3/6/03	\$ 366,500	2120	0	8	1975	4	10221	N	N	6512 140TH PL NE
015	082505	9343	5/29/03	\$ 380,000	2120	0	8	2000	3	10187	N	N	6125 116TH AV NE
015	424900	0010	3/18/02	\$ 380,000	2150	0	8	1988	3	7857	N	N	15212 NE 73RD ST
015	418000	0060	5/15/03	\$ 449,750	2160	0	8	2003	3	9664	N	N	7430 127TH AVE NE
015	385010	0100	6/25/02	\$ 474,900	2200	0	8	2001	3	4327	N	N	11720 NE 71ST ST
015	385010	0090	6/25/02	\$ 464,900	2200	0	8	2001	3	3600	N	N	11714 NE 71ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	385010	0070	4/26/02	\$ 464,900	2200	0	8	2001	3	3665	N	N	11706 NE 71ST ST
015	385010	0080	8/22/02	\$ 464,950	2210	0	8	2001	3	3600	N	N	11710 NE 71ST ST
015	812345	0070	12/9/02	\$ 334,537	2240	0	8	1978	3	7006	N	N	6009 148TH CT NE
015	112505	9128	3/20/03	\$ 358,000	2300	0	8	1987	4	8617	Y	N	15316 NE 70TH ST
015	286910	0160	6/6/02	\$ 376,000	2310	0	8	1987	3	8412	N	N	6821 142ND CT NE
015	804470	0110	6/5/03	\$ 442,500	2320	0	8	1982	3	9617	N	N	14128 NE 63RD CT
015	804470	0110	1/22/02	\$ 389,500	2320	0	8	1982	3	9617	N	N	14128 NE 63RD CT
015	082505	9344	4/23/03	\$ 354,000	2330	0	8	2000	3	8913	N	N	6205 116TH AV NE
015	082505	9338	4/24/03	\$ 319,000	2330	0	8	2001	3	8987	N	N	6019 116TH AVE NE
015	941351	0130	6/19/02	\$ 365,000	2360	0	8	1979	3	10044	N	N	6117 144TH AV NE
015	289600	0460	3/4/03	\$ 367,000	2400	0	8	1975	4	8348	N	N	7614 146TH AV NE
015	389710	0860	10/23/03	\$ 375,000	2400	420	8	1963	3	9350	Y	N	11805 NE 75TH ST
015	743650	0280	9/24/02	\$ 314,000	2400	0	8	1974	3	9552	N	N	7635 128TH PL NE
015	640070	0310	9/26/03	\$ 393,000	2410	0	8	1989	4	7200	N	N	7230 120TH AV NE
015	941351	0290	11/8/02	\$ 359,900	2510	0	8	1979	3	9100	N	N	6120 145TH AV NE
015	102505	9206	8/19/02	\$ 427,000	2530	0	8	1993	4	8778	N	N	6828 141ST CT NE
015	856270	0280	1/8/02	\$ 335,000	2540	0	8	1965	4	8060	N	N	7214 138TH PL NE
015	379515	0020	6/13/02	\$ 435,000	2580	0	8	2000	3	7280	N	N	8029 126TH AV NE
015	388910	0022	4/11/03	\$ 499,950	2650	0	8	2003	3	8449	N	N	6914 120TH AV NE
015	082505	9339	7/21/03	\$ 399,000	2700	0	8	2001	3	10236	N	N	6025 116TH AVE NE
015	082505	9342	7/22/03	\$ 338,000	2700	0	8	2001	3	10199	N	N	6117 116TH AV NE
015	667270	0060	10/13/03	\$ 359,950	2770	0	8	1978	3	8604	N	N	14722 NE 61ST CT
015	286910	0070	4/3/03	\$ 460,000	2840	0	8	1986	3	11821	N	N	6918 142ND CT NE
015	286910	0030	7/8/02	\$ 492,000	3010	0	8	1986	4	7697	N	N	6814 142ND CT NE
015	792271	0610	10/23/02	\$ 415,000	3220	0	8	1973	3	8475	N	N	14817 NE 64TH ST
015	792271	0650	4/3/02	\$ 387,500	3220	0	8	1973	3	9500	N	N	6329 150TH AV NE
015	792270	0170	7/16/02	\$ 395,000	3240	0	8	1968	3	14500	N	N	6815 153RD AV NE
015	792270	0260	5/12/03	\$ 380,000	3240	0	8	1972	3	8000	N	N	6911 152ND AV NE
015	792271	0460	3/21/02	\$ 342,000	3300	0	8	1973	3	10080	N	N	6607 149TH AV NE
015	792271	0230	10/16/03	\$ 424,500	3410	0	8	1974	3	10675	N	N	6718 149TH AV NE
015	792271	0420	12/17/02	\$ 349,500	3570	0	8	1970	3	8820	N	N	14805 NE 67TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	792271	0450	3/29/02	\$ 375,000	3670	0	8	1973	3	8960	N	N	6615 149TH AV NE
015	254721	0170	4/23/02	\$ 448,000	1550	950	9	1975	3	17308	N	N	13019 NE 71ST CT
015	389710	0640	5/15/02	\$ 425,000	1550	970	9	1990	3	7975	Y	N	11810 NE 73RD ST
015	124150	0144	7/16/03	\$ 365,000	1690	430	9	1999	3	3600	N	N	13033 NE 70TH DR
015	124150	0141	2/24/03	\$ 335,000	1780	0	9	1998	3	3611	N	N	13103 NE 70TH DR
015	112505	9088	5/30/03	\$ 399,000	1810	820	9	1990	3	9794	N	N	15318 NE 70TH ST
015	773240	0440	9/4/03	\$ 390,000	1860	0	9	1986	3	7504	N	N	14431 NE 61ST ST
015	773230	0450	2/7/02	\$ 380,000	1880	0	9	1984	3	7733	N	N	6104 141ST CT NE
015	620265	0020	3/3/03	\$ 339,950	1880	0	9	1987	3	8561	N	N	13514 NE OLD REDMOND RD
015	773240	0040	11/20/02	\$ 369,500	1930	0	9	1986	3	7959	N	N	14426 NE 61ST ST
015	124150	0143	5/19/03	\$ 355,000	1960	0	9	1998	3	3600	N	N	13035 NE 70TH ST
015	124150	0142	5/2/03	\$ 367,000	1970	0	9	1998	3	3599	N	N	13101 NE 70TH ST
015	773240	0340	4/11/03	\$ 402,000	2020	0	9	1986	3	7941	N	N	14715 NE 61ST ST
015	409910	0150	12/17/02	\$ 380,725	2060	0	9	1996	3	3074	N	N	6901 117TH AV NE
015	385010	0020	6/2/03	\$ 620,000	2070	750	9	2003	3	3600	Y	N	7021 117TH PL NE
015	385010	0010	3/6/03	\$ 615,000	2070	750	9	2003	3	4337	Y	N	7011 117TH PL NE
015	385010	0040	11/15/02	\$ 605,000	2070	750	9	2002	3	3600	Y	N	7033 117TH PL NE
015	642110	0170	12/18/02	\$ 429,000	2100	0	9	1999	3	22782	N	N	7527 151ST AVE NE
015	642110	0342	8/11/03	\$ 488,000	2160	0	9	1989	3	9888	N	N	14867 NE 75TH ST
015	720243	0070	3/4/02	\$ 415,000	2190	0	9	1997	3	7704	N	N	15314 NE 66TH CT
015	642100	0190	6/11/02	\$ 418,000	2240	0	9	1988	3	10361	N	N	14919 NE 74TH CT
015	773240	0230	2/26/02	\$ 416,000	2260	0	9	1986	3	8393	N	N	6126 147TH CT NE
015	424900	0230	5/20/02	\$ 432,000	2270	0	9	1988	3	9822	Y	N	15206 NE 71ST CT
015	620265	0010	8/28/03	\$ 370,500	2300	0	9	1987	3	11254	N	N	13522 NE OLD REDMOND RD
015	642110	0340	9/11/03	\$ 465,000	2360	0	9	1989	3	10554	N	N	14875 NE 75TH ST
015	385010	0170	4/9/02	\$ 629,000	2370	720	9	2002	3	6569	N	N	7003 117TH PL NE
015	124150	0172	12/11/02	\$ 445,000	2410	0	9	1992	3	7278	N	N	13106 NE 72ND LN
015	385010	0120	7/1/03	\$ 565,000	2440	530	9	2002	3	3925	N	N	11709 NE 71ST ST
015	773240	0450	8/26/03	\$ 529,000	2450	0	9	1986	3	7917	N	N	14425 NE 61ST ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	092505	9289	2/12/02	\$ 421,000	2460	0	9	2001	3	7367	N	N	12516 NE 75TH PL
015	773240	0190	5/9/02	\$ 505,000	2470	0	9	1986	3	9265	N	N	6107 147TH CT NE
015	773230	0160	7/23/02	\$ 427,500	2470	0	9	1984	3	7219	N	N	6005 142ND CT NE
015	424900	0340	5/21/03	\$ 477,000	2480	860	9	1988	3	8151	N	N	15210 NE 72ND ST
015	409910	0170	2/20/02	\$ 385,000	2500	0	9	1996	3	4687	N	N	6922 117TH AV NE
015	642100	0300	10/21/03	\$ 470,000	2570	0	9	1989	3	7956	N	N	14917 NE 73RD CT
015	388910	0030	8/27/02	\$ 549,000	2570	0	9	2002	3	8930	N	N	6908 123RD AV NE
015	385010	0110	7/24/02	\$ 578,000	2580	570	9	2002	3	3789	N	N	11715 NE 71ST ST
015	385010	0140	6/5/03	\$ 575,000	2600	560	9	2003	3	3798	N	N	7022 117TH PL NE
015	124150	0181	9/17/03	\$ 554,950	2610	0	9	2003	3	7284	N	N	7109 132 AV NE
015	124150	0180	7/18/03	\$ 552,405	2610	0	9	2003	3	7280	N	N	13103 NE 71ST
015	679210	0040	1/3/03	\$ 450,000	2620	0	9	1990	3	20810	N	N	7724 149TH AV NE
015	092505	9294	12/2/02	\$ 440,533	2620	0	9	2002	3	7661	N	N	7538 125TH PL NE
015	642100	0030	5/19/03	\$ 459,900	2630	0	9	1989	3	8679	N	N	14910 NE 76TH CT
015	424900	0210	3/4/03	\$ 442,000	2670	0	9	1988	3	12602	Y	N	15203 NE 71ST CT
015	388910	0026	1/14/03	\$ 512,000	2720	0	9	2002	3	8534	N	N	6917 123RD AV NE
015	424900	0370	5/14/03	\$ 468,000	2740	0	9	1988	3	7522	N	N	15234 NE 72ND ST
015	418000	0050	4/24/03	\$ 461,500	2770	0	9	2003	3	9375	N	N	7412 127TH AVE NE
015	642110	0133	10/9/02	\$ 426,452	2770	0	9	2001	3	14860	N	N	7703 151ST AV NE
015	773240	0150	4/11/03	\$ 541,000	2780	0	9	1986	3	10021	N	N	14508 NE 61ST ST
015	042505	9064	7/23/03	\$ 465,000	2800	0	9	1998	3	8092	N	N	8205 131ST AV NE
015	773240	0220	10/3/03	\$ 570,000	2810	0	9	1986	3	9429	N	N	6118 147TH CT NE
015	124150	0175	6/30/03	\$ 578,397	2810	0	9	2003	3	7284	N	N	13120 NE 70TH PL
015	424900	0050	10/22/02	\$ 445,000	2840	0	9	1989	3	8340	Y	N	15244 NE 73RD ST
015	124150	0179	6/9/03	\$ 587,518	2860	0	9	2003	3	7281	N	N	13117 NE 71ST LN
015	388910	0031	12/4/02	\$ 525,000	2890	0	9	2002	3	8553	N	N	6914 123RD AVE NE
015	092505	9300	2/24/03	\$ 525,022	2900	0	9	2003	3	6644	N	N	7527 125TH PL NE
015	124150	0065	11/1/02	\$ 575,000	2900	0	9	2001	3	7200	N	N	7319 126TH AV NE
015	124150	0045	4/26/02	\$ 560,000	2900	0	9	2001	3	7600	N	N	7331 126TH AV NE
015	773240	0370	9/16/03	\$ 528,000	2970	0	9	1986	3	8855	N	N	14613 NE 61ST ST
015	092505	9295	4/17/03	\$ 640,000	2980	0	9	2002	3	7401	N	N	6501 126TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
015	679210	0020	8/28/02	\$ 462,000	2990	0	9	1990	3	18155	N	N	7740 149TH AV NE
015	388910	0028	5/27/03	\$ 585,150	3030	0	9	2003	3	9678	N	N	6901 123RD ST NE
015	388910	0027	2/11/03	\$ 559,000	3030	0	9	2003	3	8507	N	N	6909 123RD AV NE
015	123310	0656	2/5/03	\$ 465,000	3180	0	9	1991	3	24115	N	N	8059 128TH AV NE
015	123310	0523	8/21/02	\$ 515,000	2710	0	10	2001	3	7614	N	N	8223 125TH PL NE
015	123310	0517	4/8/03	\$ 535,000	2730	0	10	2001	3	7200	N	N	8211 125TH PL NE
015	123310	0525	5/24/02	\$ 499,800	2780	0	10	2001	3	7232	N	N	8215 125TH PL NE
015	123310	0526	7/3/02	\$ 499,800	2780	0	10	2001	3	7210	N	N	8220 125TH PL NE
015	092505	9305	7/23/03	\$ 699,950	2790	1150	10	2003	3	9240	N	N	6704 125TH AV NE
015	092505	9301	7/30/02	\$ 466,500	2820	0	10	2002	3	7292	N	N	7530 125TH PL NE
015	123310	0522	3/12/02	\$ 539,800	2890	0	10	2001	3	11352	N	N	8229 125TH PL NE
015	123310	0524	8/23/02	\$ 525,000	2910	0	10	2001	3	7797	N	N	8219 125TH PL NE
015	123310	0527	6/17/02	\$ 555,000	2970	0	10	2001	3	7516	N	N	8226 125TH PL NE
015	286920	0030	3/27/02	\$ 508,000	3090	0	10	2001	3	5785	N	N	7041 149TH AV NE
015	286920	0100	5/16/02	\$ 589,950	3160	0	10	2002	3	4316	N	N	14842 NE 73RD WY
015	286920	0130	2/4/02	\$ 564,177	3160	0	10	2001	3	4411	N	N	7236 148TH PL NE
015	286920	0150	7/2/03	\$ 510,000	3160	0	10	2000	3	4676	N	N	7228 148TH PL NE
015	286920	0140	1/25/02	\$ 575,950	3200	0	10	2000	3	4411	N	N	7230 148TH PL NE
015	286920	0090	1/9/03	\$ 556,333	3200	0	10	2002	3	4549	N	N	14836 NE 73RD WY
015	286920	0080	2/21/02	\$ 564,950	3290	0	10	2001	3	6601	N	N	14830 NE 73RD WY
015	286920	0040	2/21/03	\$ 630,000	3490	0	10	2002	3	5320	N	N	14811 NE 72ND WY

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	018600	0050	7/9/03	\$ 221,000	DIAGNOSTIC OUTLIER
007	032505	9065	8/22/02	\$ 312,000	DIAGNOSTIC OUTLIER
007	032505	9070	8/20/02	\$ 290,000	DIAGNOSTIC OUTLIER
007	032505	9257	3/25/02	\$ 525,000	RELOCATION - SALE BY SERVICE
007	032505	9267	10/1/03	\$ 745,000	DIAGNOSTIC OUTLIER
007	032505	9267	3/5/02	\$ 159,950	0 DORRatio
007	123850	0404	2/5/02	\$ 235,000	DIAGNOSTIC OUTLIER
007	123850	0435	10/2/03	\$ 350,000	DIAGNOSTIC OUTLIER
007	123850	0443	5/21/03	\$ 426,050	BUILDER OR DEVELOPER SALES
007	123850	0482	1/4/02	\$ 373,121	DIAGNOSTIC OUTLIER
007	123850	0483	9/3/02	\$ 151,358	0 DORRatio
007	123850	0900	6/20/02	\$ 250,000	Y
007	123850	0905	5/28/02	\$ 455,000	0 Obsol
007	124670	0028	1/17/03	\$ 70,618	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	124670	0131	2/28/03	\$ 71,611	QUIT CLAIM DEED DORRatio
007	124670	0179	7/23/03	\$ 240,000	DIAGNOSTIC OUTLIER
007	124670	0242	4/8/02	\$ 205,000	DIAGNOSTIC OUTLIER
007	124670	0320	3/25/02	\$ 136,302	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	147159	0190	9/19/03	\$ 549,500	DIAGNOSTIC OUTLIER
007	173710	0110	6/5/03	\$ 265,000	DIAGNOSTIC OUTLIER
007	173710	0570	8/7/02	\$ 389,950	RELOCATION - SALE BY SERVICE
007	173710	0570	7/23/02	\$ 389,950	RELOCATION - SALE TO SERVICE
007	212800	0040	6/16/03	\$ 91,899	0 DORRatio
007	221609	0150	7/15/02	\$ 419,500	RELOCATION - SALE BY SERVICE
007	221609	0150	7/15/02	\$ 419,500	RELOCATION - SALE TO SERVICE
007	222605	9056	10/14/02	\$ 866,700	0 %Compl
007	222605	9071	2/8/02	\$ 250,000	QUIT CLAIM DEED
007	234000	0080	9/13/02	\$ 81,500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	238740	0080	10/28/02	\$ 347,500	DIAGNOSTIC OUTLIER
007	238740	0160	9/9/02	\$ 439,850	0 %Compl
007	238740	0180	4/7/03	\$ 495,000	0 %Compl
007	242302	0320	9/5/02	\$ 188,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	259240	0410	9/25/02	\$ 77,444	PARTIAL INTEREST (103, 102, Etc.); DORRatio
007	259240	0450	5/21/02	\$ 50,444	PARTIAL INTEREST (103, 102, Etc.) DORRatio
007	262173	0140	12/11/02	\$ 725,000	RELOCATION - SALE BY SERVICE
007	262173	0140	10/18/02	\$ 736,000	RELOCATION - SALE TO SERVICE
007	272605	9118	8/27/02	\$ 270,000	0 UnFinArea
007	332605	9052	4/14/03	\$ 262,500	RELATED PARTY, FRIEND, OR NEIGHBOR
007	332605	9181	7/1/03	\$ 97,000	0 UnFinArea DORRatio
007	342605	9093	9/3/02	\$ 75,000	QUIT CLAIM DEED DORRatio
007	388810	0110	8/5/02	\$ 40,284	QUIT CLAIM DEED; PARTIAL INTEREST, DORRatio
007	388810	0195	10/1/02	\$ 999,999	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	389310	1043	7/25/03	\$ 113,467	0 DORRatio
007	445870	0100	5/1/02	\$ 165,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	509680	0050	8/24/02	\$ 283,741	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

007	511606	0200	6/19/03	\$ 77,077	0 DORRatio
007	552520	0040	3/17/03	\$ 81,726	RELATED PARTY/FRIEND; DORRatio
007	552520	0050	3/14/02	\$ 115,000	RELATED PARTY; AND OTHER WARNINGS DORRatio
007	613950	0230	8/12/03	\$ 292,000	RELOCATION SALE
007	660850	0050	9/26/02	\$ 158,750	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	660850	0070	7/22/03	\$ 190,000	DIAGNOSTIC OUTLIER
007	660850	0070	4/22/03	\$ 212,249	EXEMPT FROM EXCISE TAX
007	663990	0010	10/24/02	\$ 275,000	ImpCount
007	674370	0063	9/9/02	\$ 150,000	0 DORRatio
007	683800	0200	8/28/03	\$ 200,000	DIAGNOSTIC OUTLIER
007	683800	0390	10/31/03	\$ 256,100	RELOCATION SALE
007	742460	0110	8/21/03	\$ 255,000	0 UnFinArea
007	742780	0090	1/21/02	\$ 262,000	DIAGNOSTIC OUTLIER
007	743630	0170	3/21/03	\$ 273,000	RELOCATION - SALE BY SERVICE
007	743630	0170	3/21/03	\$ 273,000	RELOCATION - SALE TO SERVICE
007	812630	0260	2/13/03	\$ 295,000	DIAGNOSTIC OUTLIER
007	863570	0035	7/19/02	\$ 215,000	DIAGNOSTIC OUTLIER
007	866340	0090	5/12/03	\$ 61,500	PARTIAL INTEREST AND OTHER WARNINGS DORRatio
007	866340	0210	11/27/02	\$ 248,450	STATEMENT TO DOR
007	866340	0230	4/25/02	\$ 258,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	866340	0330	4/4/02	\$ 220,000	DIAGNOSTIC OUTLIER
007	867950	0120	1/31/02	\$ 63,945	RELATED PARTY; STATEMENT TO DOR DORRatio
007	867960	0070	7/22/02	\$ 215,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	867960	0070	3/1/02	\$ 235,240	EXEMPT FROM EXCISE TAX
007	867960	0240	7/19/02	\$ 175,000	DIAGNOSTIC OUTLIER
007	867960	0360	9/13/02	\$ 232,000	BANKRUPTCY - RECEIVER OR TRUSTEE
007	867960	0360	7/25/02	\$ 255,000	EXEMPT FROM EXCISE TAX
007	883520	0580	2/4/02	\$ 130,654	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
007	894431	0300	3/6/03	\$ 75,142	RELATED PARTY; AND OTHER WARNINGS DORRatio
007	943010	0020	7/11/02	\$ 425,000	RELOCATION - SALE BY SERVICE
007	943010	0020	6/17/02	\$ 425,000	RELOCATION - SALE TO SERVICE; STATEMENT TO DOR
015	022510	0066	7/29/03	\$ 254,500	0 UnFinArea
015	082505	9048	7/24/03	\$ 267,000	0 %Compl ActivePermitBeforeSale>25K
015	082505	9340	2/4/02	\$ 415,000	DIAGNOSTIC OUTLIER
015	082505	9341	6/3/03	\$ 305,000	DIAGNOSTIC OUTLIER
015	082505	9345	7/14/03	\$ 188,583	0 DORRatio
015	092505	9059	5/14/02	\$ 90,956	0 DORRatio
015	092505	9067	8/14/02	\$ 245,000	0 UnFinArea
015	092505	9068	9/17/02	\$ 218,000	ESTATE ADMIN, GUARDIAN, OR EXECUTOR UnFinArea
015	092505	9069	9/13/02	\$ 250,000	EXEMPT FROM EXCISE TAX
015	092505	9089	9/18/02	\$ 400,000	0 %Compl
015	092505	9101	1/15/02	\$ 126,000	EXEMPT FROM EXCISE TAX DORRatio
015	092505	9113	10/25/02	\$ 287,000	STATEMENT TO DOR
015	092505	9179	11/26/02	\$ 380,000	0 Obsol
015	092505	9297	10/1/03	\$ 649,500	0 %Compl ActivePermitBeforeSale>25K
015	102505	9163	10/17/03	\$ 625,000	DIAGNOSTIC OUTLIER
015	102505	9179	7/15/02	\$ 192,000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

015	108770	0035	6/11/03	\$ 51,668	0 DORRatio
015	108770	0075	2/20/03	\$ 235,000	PARTIAL INTEREST
015	108801	0230	12/9/02	\$ 325,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	108803	0130	1/24/02	\$ 327,500	ESTATE ADMIN, GUARDIAN, OR EXECUTOR; TRADE
015	111580	0070	6/11/02	\$ 325,000	EXEMPT FROM EXCISE TAX; RELATED PARTY
015	111580	0100	8/20/03	\$ 329,950	DIAGNOSTIC OUTLIER
015	112505	9088	4/30/03	\$ 407,500	RELOCATION SALE
015	112505	9129	12/11/02	\$ 490,000	0 Obsol
015	123310	0330	7/30/02	\$ 158,000	DIAGNOSTIC OUTLIER
015	123310	0435	3/27/03	\$ 360,000	GOVERNMENT AGENCY
015	123310	0470	4/29/02	\$ 220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	123310	0476	8/8/03	\$ 242,000	Y
015	123310	0647	9/22/03	\$ 570,000	0 %Compl ActivePermitBeforeSale>25K
015	123310	0650	10/17/03	\$ 565,000	0 %Compl ActivePermitBeforeSale>25K
015	123690	0097	10/30/02	\$ 160,000	DIAGNOSTIC OUTLIER
015	123750	0040	6/13/03	\$ 130,000	0 %Compl DORRatio ActivePermitBeforeSale>25K
015	123750	0120	2/13/03	\$ 150,000	DIAGNOSTIC OUTLIER
015	123750	0260	3/12/02	\$ 67,558	RELATED PARTY; STATEMENT TO DOR DORRatio
015	123750	0415	1/21/03	\$ 230,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	124150	0051	9/10/03	\$ 290,000	DIAGNOSTIC OUTLIER
015	124150	0060	9/25/02	\$ 185,000	0 DORRatio
015	124150	0064	6/18/03	\$ 579,950	0 %Compl ActivePermitBeforeSale>25K
015	124150	0064	9/22/03	\$ 572,000	0 %Compl ActivePermitBeforeSale>25K
015	124150	0145	4/25/03	\$ 278,000	QUIT CLAIM DEED; STATEMENT TO DOR
015	124150	0146	2/3/03	\$ 333,000	DIAGNOSTIC OUTLIER
015	175970	2565	1/28/03	\$ 26,667	PARTIAL INTEREST; RELATED PARTY, FRIEND DORRatio
015	254720	0240	9/19/03	\$ 25,825	0 DORRatio
015	290970	0240	10/17/02	\$ 109,619	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
015	344460	0040	4/4/03	\$ 404,000	RELOCATION - SALE BY SERVICE
015	344460	0040	4/4/03	\$ 404,000	RELOCATION - SALE TO SERVICE
015	385010	0060	5/1/03	\$ 590,000	EXEMPT FROM EXCISE TAX
015	385010	0130	9/4/03	\$ 591,000	0 PrevImp<=10K DORRatio
015	385010	0150	10/9/03	\$ 590,000	0 PrevImp<=10K DORRatio
015	385010	0160	9/19/03	\$ 589,000	0 %Compl
015	388910	0029	9/26/03	\$ 599,200	0 %Compl ActivePermitBeforeSale>25K
015	389710	0060	8/21/02	\$ 236,000	DIAGNOSTIC OUTLIER
015	389710	0241	5/7/02	\$ 299,900	BANKRUPTCY - RECEIVER OR TRUSTEE
015	389710	0740	10/27/03	\$ 677,000	0 %Compl ActivePermitBeforeSale>25K
015	418000	0050	5/15/02	\$ 137,000	0 DORRatio
015	418000	0060	5/15/02	\$ 137,000	0 DORRatio
015	640070	0105	12/5/02	\$ 262,300	STATEMENT TO DOR
015	640070	0202	12/30/02	\$ 112,500	DIAGNOSTIC OUTLIER
015	640070	0391	10/31/02	\$ 300,000	DIAGNOSTIC OUTLIER
015	640070	0400	7/29/02	\$ 150,000	DIAGNOSTIC OUTLIER
015	642110	0049	8/6/03	\$ 570,000	0 %Compl
015	642110	0049	10/2/02	\$ 150,000	0 %Compl DORRatio
015	642110	0503	3/25/02	\$ 229,950	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 93
(1 to 3 Unit Residences)

015	741970	0075	11/20/02	\$ 803,700	DIAGNOSTIC OUTLIER
015	742100	0020	7/26/02	\$ 325,000	DIAGNOSTIC OUTLIER
015	742410	0070	5/8/03	\$ 185,000	DIAGNOSTIC OUTLIER
015	743650	0020	2/4/03	\$ 315,000	TRADE
015	743690	0075	8/26/02	\$ 252,500	RELOCATION - SALE BY SERVICE
015	743690	0075	8/3/02	\$ 252,500	RELOCATION - SALE TO SERVICE
015	773230	0010	5/23/03	\$ 320,000	DIAGNOSTIC OUTLIER
015	773230	0030	3/27/03	\$ 369,888	DIAGNOSTIC OUTLIER
015	773240	0280	9/12/02	\$ 490,000	RELOCATION - SALE BY SERVICE
015	773240	0280	8/31/02	\$ 490,000	RELOCATION - SALE TO SERVICE
015	773240	0350	8/19/02	\$ 395,000	DIAGNOSTIC OUTLIER
015	792270	0590	4/21/03	\$ 295,000	0 UnFinArea
015	792272	0310	7/14/02	\$ 319,900	ESTATE ADMIN/GUARDIAN/EXEC; STATEMENT TO DOR
015	792272	0350	5/7/02	\$ 79,430	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
015	795504	0080	5/17/02	\$ 240,000	STATEMENT TO DOR
015	804420	0300	8/30/02	\$ 240,000	STATEMENT TO DOR
015	856250	0120	8/13/03	\$ 259,921	DIAGNOSTIC OUTLIER
015	856250	0880	2/12/02	\$ 65,000	QUIT CLAIM DEED; RELATED PARTY, FRIEND DORRatio
015	873170	0055	10/25/02	\$ 134,227	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
015	873170	0060	4/25/03	\$ 290,000	RELATED PARTY, FRIEND, OR NEIGHBOR
015	873170	0065	3/14/02	\$ 217,813	QUIT CLAIM DEED; STATEMENT TO DOR UnFinArea
015	926520	0030	2/20/03	\$ 310,000	DIAGNOSTIC OUTLIER
015	941350	0290	2/10/03	\$ 276,600	STATEMENT TO DOR
015	941350	0360	7/24/03	\$ 70,363	0 DORRatio
015	941351	0140	3/15/02	\$ 363,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
015	943530	0154	1/23/03	\$ 250,000	ImpCount
015	951250	1000	7/16/02	\$ 159,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
Single Parcel Sales							
7	032505	9143	10/09/02	\$ 102,000	11557	N	N
7	032505	9188	11/06/02	\$ 45,000	47480	N	N
7	123850	0485	08/01/03	\$ 152,188	7200	N	N
7	123850	0847	06/14/03	\$ 140,000	20000	N	N
7	123850	0851	11/04/02	\$ 150,000	16793	N	N
7	388810	0222	03/05/03	\$ 140,000	7710	N	N
7	674370	0085	01/30/02	\$ 200,000	7200	N	N
15	092505	9303	05/08/03	\$ 130,000	8000	N	N
15	092505	9304	05/08/03	\$ 130,000	8342	N	N
15	123310	0646	07/15/03	\$ 770,000	8478	N	N
15	124150	0064	03/05/03	\$ 175,000	7202	N	N
15	741970	0075	04/03/02	\$ 128,000	21508	N	N
Multi Parcel Sales							
7	123850	0431	2/20/02	\$ 125,000	9623	N	N
7	123850	0431	9/20/02	\$ 220,000	9623	N	N
7	123850	0432	2/20/02	\$ 125,000	12273	N	N
7	123850	0432	9/20/02	\$ 220,000	12273	N	N
7	123850	0848	5/13/03	\$ 298,000	12844	N	N
7	123850	0851	5/13/03	\$ 298,000	16793	N	N
7	663990	0220	1/4/02	\$ 286,000	7181	N	N
7	663990	0226	1/4/02	\$ 286,000	20382	N	N
7	674370	0061	2/19/02	\$ 345,000	7308	N	N
7	674370	0062	2/19/02	\$ 345,000	7250	N	N
7	674370	0063	2/19/02	\$ 345,000	7203	N	N
15	123310	0645	6/21/02	\$1,030,000	9584	N	N
15	123310	0647	3/7/03	\$ 720,000	8131	N	N
15	123310	0648	3/7/03	\$ 720,000	7330	N	N
15	123310	0650	6/21/02	\$1,030,000	7287	N	N
15	123310	0650	3/7/03	\$ 720,000	7287	N	N
15	123310	0651	6/21/02	\$1,030,000	7267	N	N
15	123310	0653	3/7/03	\$ 720,000	6882	N	N
15	124150	0152	2/28/03	\$1,295,000	6844	N	N
15	124150	0153	2/28/03	\$1,295,000	6916	N	N
15	124150	0154	2/28/03	\$1,295,000	6865	N	N
15	124150	0159	2/28/03	\$1,295,000	6992	N	N
15	124150	0165	2/28/03	\$1,295,000	6844	N	N
15	124150	0168	2/28/03	\$1,295,000	6892	N	N
15	124150	0169	2/28/03	\$1,295,000	7200	N	N
15	124150	0175	4/26/02	\$1,110,000	7284	N	N
15	124150	0178	4/26/02	\$1,110,000	7280	N	N
15	124150	0179	4/26/02	\$1,110,000	7281	N	N
15	124150	0180	4/26/02	\$1,110,000	7280	N	N
15	124150	0181	4/26/02	\$1,110,000	7284	N	N
15	124150	0182	4/26/02	\$1,110,000	7281	N	N
15	389710	0730	10/23/02	\$ 482,000	8061	N	N

Vacant Sales Used in this Annual Update Analysis
Area 93

15	389710	0735	10/23/02	\$ 482,000	8061	N	N
15	389710	0740	10/23/02	\$ 482,000	8061	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 93

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
7	123850	0322	04/03/03	\$ 20,000	SELLER OR BUYER ASSIGNMENT
7	124670	0031	06/27/03	\$ 170,000	LAND USE CHANGE
7	222605	9049	09/10/02	\$ 285,000	LAND USE CHANGE
7	332605	9115	04/28/03	\$ 30,000	MULTI-PARCEL SALE;
7	332605	9156	04/28/03	\$ 30,000	MULTI-PARCEL SALE;
7	332605	9169	01/03/03	\$ 10,000	ROAD
7	342605	9044	06/12/03	\$1,400,000	1031 EXCHANGE
7	663990	0270	09/22/03	\$ 318,950	PLATTED PRIOR TO SALE
7	663990	0270	10/27/03	\$ 310,450	PLATTED PRIOR TO SALE
7	663990	0270	09/22/03	\$ 309,487	PLATTED PRIOR TO SALE
7	663990	0270	10/15/03	\$ 307,450	PLATTED PRIOR TO SALE
15	642110	0502	01/04/02	\$ 89,950	STATEMENT TO DOR;
15	943530	0110	02/13/03	\$ 88,000	GOVERNMENT AGENCY; AND OTHER WARNINGS;
15	943530	0111	02/13/03	\$ 88,000	MULTI-PARCEL SALE;
15	943530	0112	07/02/03	\$ 85,000	LAND USE CHANGE
15	943530	0112	02/13/03	\$ 88,000	GOVERNMENT AGENCY; AND OTHER WARNINGS;



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Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr